



# Preparation of Pristina MG 2030

*Architectural programmatic plans for the extension and renovation of the Student Centre/MG Village of Athletes*

*3<sup>rd</sup> Version - June 2025*

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# 01.

## Objectives and methodology



# Objective and methodology

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## Main objective

**Develop architectural program and guidelines for the extension and renovation of Students' Center to be used as the Athletes Village during the MG 2030.**

## Performed activities and output

Field mission > **Visual inspection** of the existing site and inventory of buildings

Meeting with the Ministry > Set a **common vision** and understand the **target capacity** and **expected new functions** of the site

Technical diagnosis report > Identify **renovation needs** for existing buildings

Needs assessment, benchmarking, student questionnaire > Set a **list of standards and capacity target** per buildings and for both vision (Student Centre + Village of Athletes)

Programmatic tables and plans > Set the **functions and capacity of each building**, the type of works (renovation/extension/new construction), their distribution in the site along with the circulation network and landscaping approach.

# 02.

## Needs assessment and vision

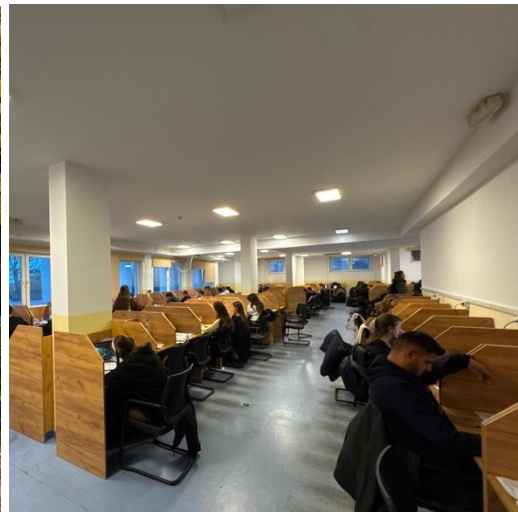




# Needs assessment and vision

The Mediterranean Games are a unique opportunity to develop the Student Center in the long run :

- Improve living conditions of students (healthy environment, encouraging social links)
- Develop a modern campus that shines in the city and represents Kosovo (historical assets)
- Preserve and upgrade key landmarks (restaurant, sport hall, green areas)
- Increase capacity
- Eco-friendly approach

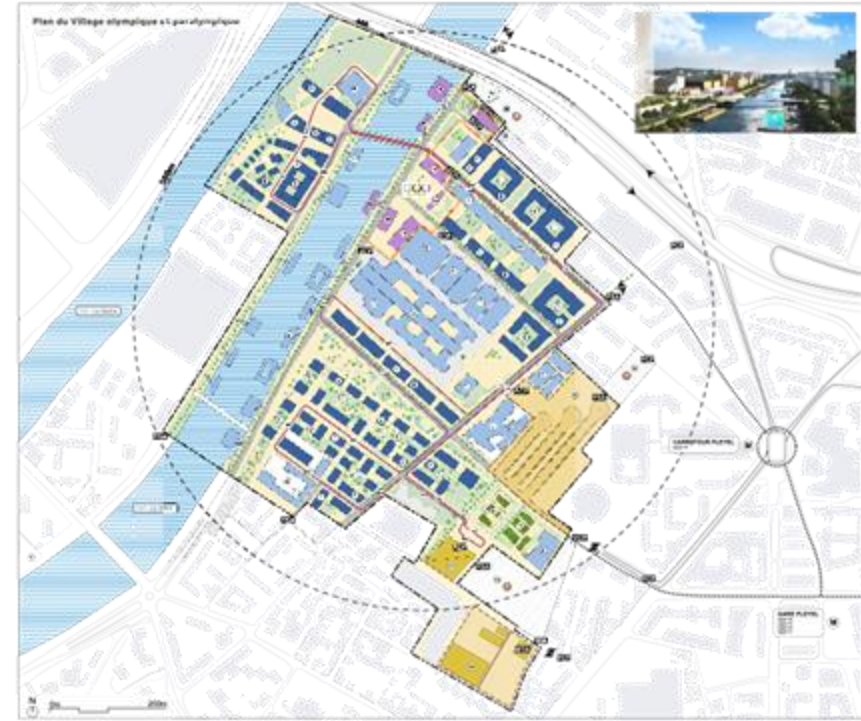




# Needs assessment and vision

The Village of Athletes must reach international standards and specific needs :

- Capacity per room and bathrooms (2 athletes/room and 4person/bathroom)
- Individual rooms for some high-level Staff (trainers, delegation staff)
- Needs for various activities to be available within the village and adapted to the young athletes needs (between 16 and 26 years old in general) – shops, events, gathering and socializing points
- 50% capacity for meals and different distribution point to regulate but one central kitchen
- Plan temporary structure (removable)
- Access to a gym for daily fitness needs (different than training venues)
- Bus network from the village (parking, dropping point etc.)
- Security of the site (restricted areas, control check point at entrance etc.)



# Design norms and standards

This program applies the following norms and standards as references

	Housing construction	Public facilities and sport facilities
French norms	Construction and Housing Code (CCH) High Environmental Quality (HQE) Certification NF Habitat Certification	High Environmental Quality (HQE) Certification Paris 2024 Sustainability Commitments
European directives	European Accessibility Act 2019/882/UE Construction materials with certified performance 2011/305/EU Energy efficiency of buildings (2010/31/EU)	European Accessibility Act 2019/882/UE Construction materials with certified performance 2011/305/EU Energy efficiency of buildings (2010/31/EU)
European norms	EN 81-70 (Elevator and PwD accessibility) EN 13501 (fire security) Eurocodes (EN 1990 à EN 1999) Environmental sustainability of buildings (UE) 2020/2155	EN 81-70 (Elevator and PwD accessibility) EN 13501 (fire security) EN 12193 (Sport lightening) EN 14904 (Indoor sports floors) EN 15312 (open-access multisports facilities) Environmental sustainability of buildings (UE) 2020/2155
Other		World Anti-Doping Code (World Anti-Doping Agency) World Athletics Standards

# Standards and target capacity for residencies (rooms and bathrooms)

**Targeted capacity = 4500 beds**

Accommodation standards for students	
Rooms	9sqm min / person
	14 sqm min for a 2 beds room
	10% of rooms for PwD
Toilets	1 toilet / 4 persons 10% of toilets for PwD
Shower (incl. changing area)	1 shower / 4 persons 10% of shower for PwD
Accommodation standards for athletes and MG staff	
Rooms	2 athletes or staff / room individual rooms/studios for high level staff



**Additional beds = 1226 beds,**

To be distributed within

- 552 2-beds rooms + shared bathroom
- 122 individual rooms + ind. Bathroom

**30 Additional sanitary blocks in existing dorm**  
(current rooms to be converted into sanitary blocks) :

- Dorm 1 = 6 blocks
- Dorm 2 = 6 blocks
- Dorm 4 = 6 blocks
- Dorm 5 = 12 blocks

**Total nbr of beds in existing buildings = 3274 beds** (after reorganization of rooms based on the set of standards)

*Nbr of beds before reorganization = 3864 beds*

# Standards and target capacity for residencies (common areas)

Residence services (within each dorm)		
Common areas for students	Student community area Reading/Studying rooms Students laundry	1 sqm / 5bed - 1 per floor 1 sqm / 5bed - 1 per floor or 1 big at the GF 15 sqm / 250 beds - at the GF
Staff (8 staffs per bldg)	Kitchenette for staff Reception Staff offices Staff washrooms	15 sqm per bldg 10 sqm per bldg 4 offices per bldg - 1sqm / room 15 sqm
Technical and logistic needs	General storage Main laundry Maintenance room (cleaning) Boiler room and other machinery Waste bin room	50 sqm per bldg 100 sqm for the SC 3sqm at each floor with hot water point <i>to be defined based on bdlg size</i> 5 sqm at each floor



## 15 Additional common area in existing dorm

(conversion of current bedrooms) :

- Dorm 1 = 5 new common areas
- Dorm 2 = 5 new common areas
- Dorm 4 = 5 new common areas



# Extension scenarios : pros and cons

Scenario #1 Vertical Extension of existing buildings	Scenario #2 Vertical Extension of existing buildings and new building	Scenario #3 New buildings
<ul style="list-style-type: none"><li>• Phased implementation requires extended timelines.</li><li>• Relocation of students</li><li>• Construction may disrupt students during academic activities.</li><li>• Higher costs than constructing new buildings.</li><li>• Additional upgrades needed to adapt existing infrastructure (e.g., plumbing, electrical) to increased capacity.</li><li>• Further rehabilitation required to meet high standards for new rooms and facilities.</li></ul>	<ul style="list-style-type: none"><li>• Phased implementation requires extended timelines.</li><li>• Relocation of students</li><li>• Construction may disrupt students during academic activities.</li><li>• Higher costs for vertical extension than constructing new buildings.</li><li>• Additional upgrades needed to adapt existing infrastructure (e.g., plumbing, electrical) to increased capacity.</li><li>• Additional work is required to reorganize the functions of the existing building to allow for shared vertical circulation and a common lobby between the existing and new structures.</li></ul>	<ul style="list-style-type: none"><li>• Follows a standard construction timeline.</li><li>• No disruption to ongoing academic activities.</li><li>• No need to relocate existing students.</li><li>• Ensures high construction standards from the outset.</li><li>• Provides independent access, minimizing interference with existing buildings.</li><li>• Requires fewer logistical constraints on the work site.</li></ul>

# Extension scenarios : pros and cons

## Best-case scenario

Scenario #1 Vertical Extension of existing buildings	Scenario #2 Vertical Extension of existing buildings and new building	Scenario #3 New buildings
<ul style="list-style-type: none"><li>• Phased implementation requires extended timelines.</li><li>• Relocation of students</li><li>• Construction may disrupt students during academic activities.</li><li>• Higher costs than constructing new buildings.</li><li>• Additional upgrades needed to adapt existing infrastructure (e.g., plumbing, electrical) to increased capacity.</li><li>• Further rehabilitation required to meet high standards for new rooms and facilities.</li></ul>	<ul style="list-style-type: none"><li>• Phased implementation requires extended timelines.</li><li>• Relocation of students</li><li>• Construction may disrupt students during academic activities.</li><li>• Higher costs for vertical extension than constructing new buildings.</li><li>• Additional upgrades needed to adapt existing infrastructure (e.g., plumbing, electrical) to increased capacity.</li><li>• Additional work is required to reorganize the functions of the existing building to allow for shared vertical circulation and a common lobby between the existing and new structures.</li></ul>	<ul style="list-style-type: none"><li>• Follows a standard construction timeline.</li><li>• No disruption to ongoing academic activities.</li><li>• No need to relocate existing students.</li><li>• Ensures high construction standards from the outset.</li><li>• Provides independent access, minimizing interference with existing buildings.</li><li>• Requires fewer logistical constraints on the work site.</li></ul>

# Standards and target capacity for residencies

Construction of 3 new buildings of 8 levels to reach these standards and capacity

Number of new beds	1226 beds
Number of new buildings	3 buildings (8 levels)
Total additional floor area	18 000 sqm
Total number of new bedrooms	674 rooms (including 122 ind.)

# Standards and target capacity for services

## STUDENT CENTRE (SC)

- Restaurant = capacity of 30% of students (1350 seats, meaning 700 additional seats are needed)
- Cafés and cafeteria
- Administration = 25 offices min
- Main laundry = 100sqm
- Library and main studying room
- Socializing areas
- Sportfield
- Shops
- Multi purpose building
- (Semi) Olympic Swimming pool
- Large green and landscaped space
- Gym (under construction in the Sporthall)

## VILLAGE OF ATHLETES (VA)

- Restaurant = capacity of 50% of athletes (2 550 seats, meaning 1375 additional seats needed)
- Health Centre
- Village support services (info, security, management etc.)
- Additional commercial areas (merchandising, florist, hair salon, dry cleaning)
- Communication areas (call and internet centre, post office)
- Med. Games Protocols (ceremonies, lounge, media)
- Operational zones (shuttle station, welcome centre, logistic storage, parking)



# 03.

## Programmatic Plans



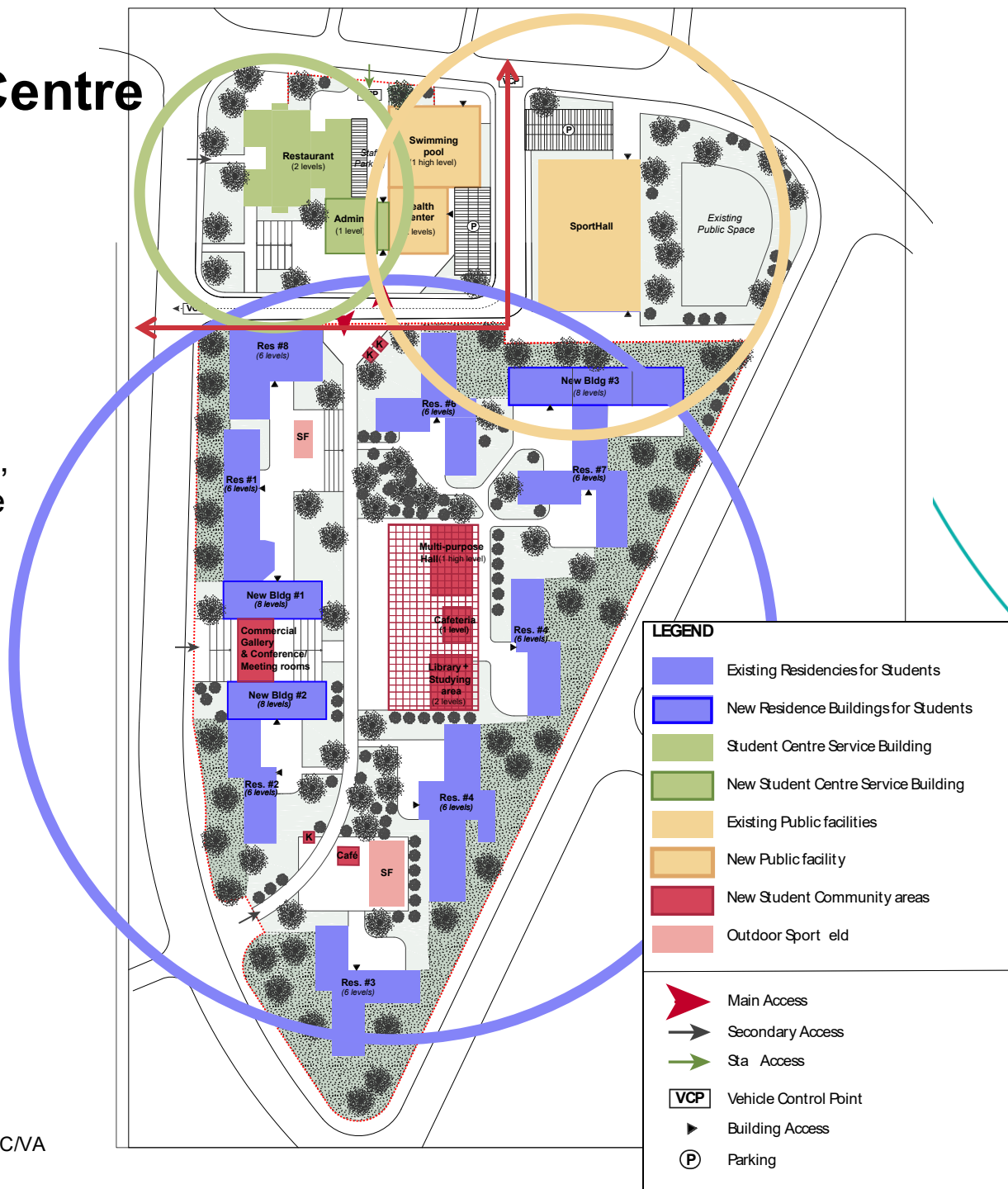
# Programmatic plan – Student Centre

The site is divided into 3 main areas

1. « **Intra-muros** » area : dorms and student community areas. Fenced and restricted access
2. « **Extra-muros** » area : Student centre services, not fenced but with restricted access (except the administration building access)
3. **Public Services** : facilities open to public and not only to the students



Restricted access for vehicles (parking for residents/guests and drop-off)



# Programmatic plan – Student Centre

## New construction

- Additional 23 500 sqm to be built.
- Around 10 new buildings for various uses (dormitories, administration offices, pool, multi purpose hall, library, cafeteria, shops and kiosks)

## Demolition

The existing health centre is too small to accommodate all necessary services (see p.46). To make space for the swimming pool, the entire building layout of this block must be reconfigured, which also requires demolishing the current administration building. This offers an opportunity to introduce a high-quality, aesthetically appealing structure that could become a city landmark. The new administration building will also provide increased capacity for offices, meeting rooms, and archive storage.

## Renovation

All existing buildings will be renovated to reach targeted standards in terms of security, confort, energy, accessibility etc.

*See Annex 4 and Inspection report for detailed renovation needs per building*

## Change of function

Some existing part of buildings will change functions to accomodate more appropriate or additionnal needs.

## Canopy

Construction of a canopy in the central part of the site. Outdoor open structure to help graduate intimacy and social gathering areas in the outdoors.

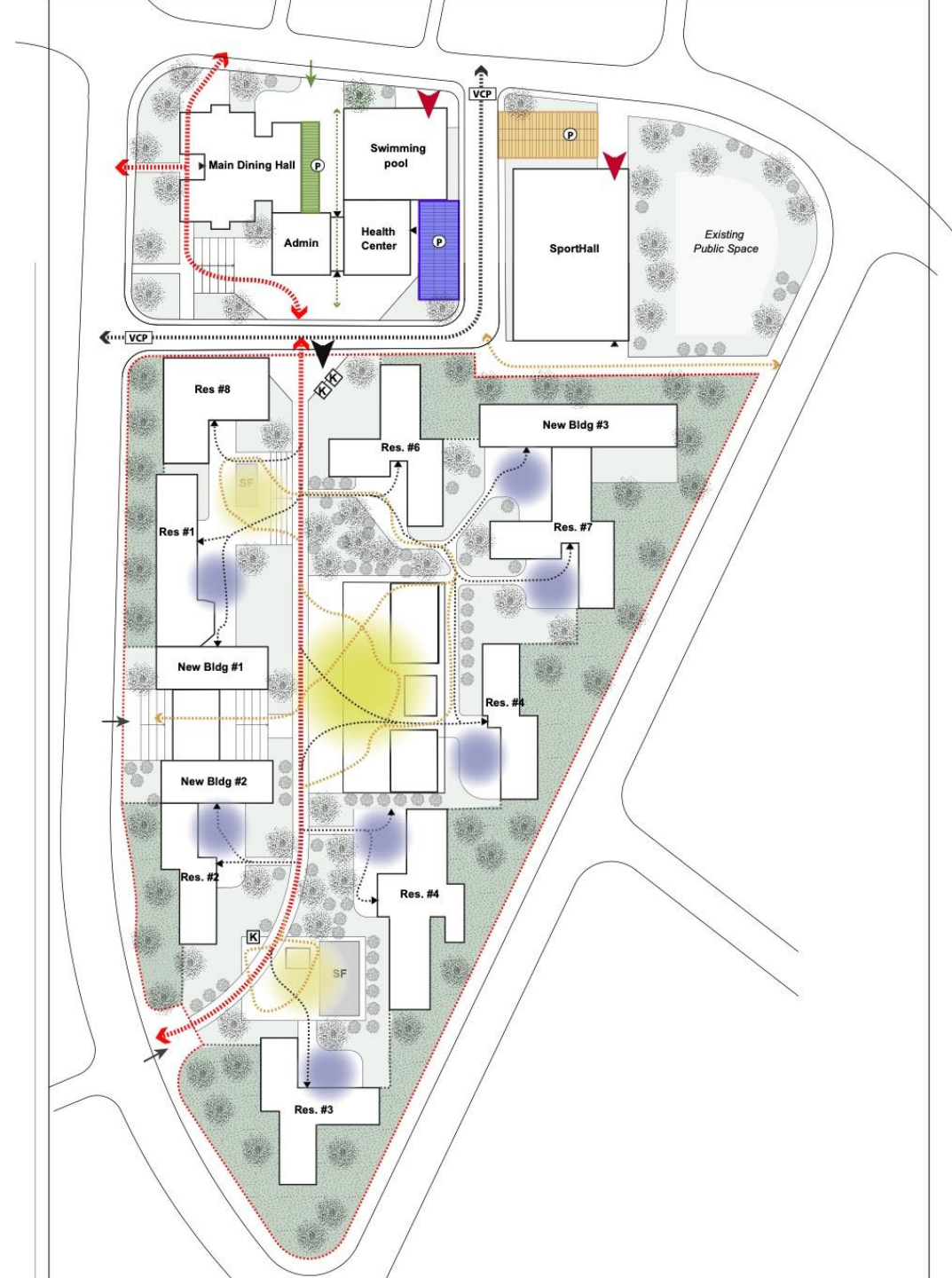
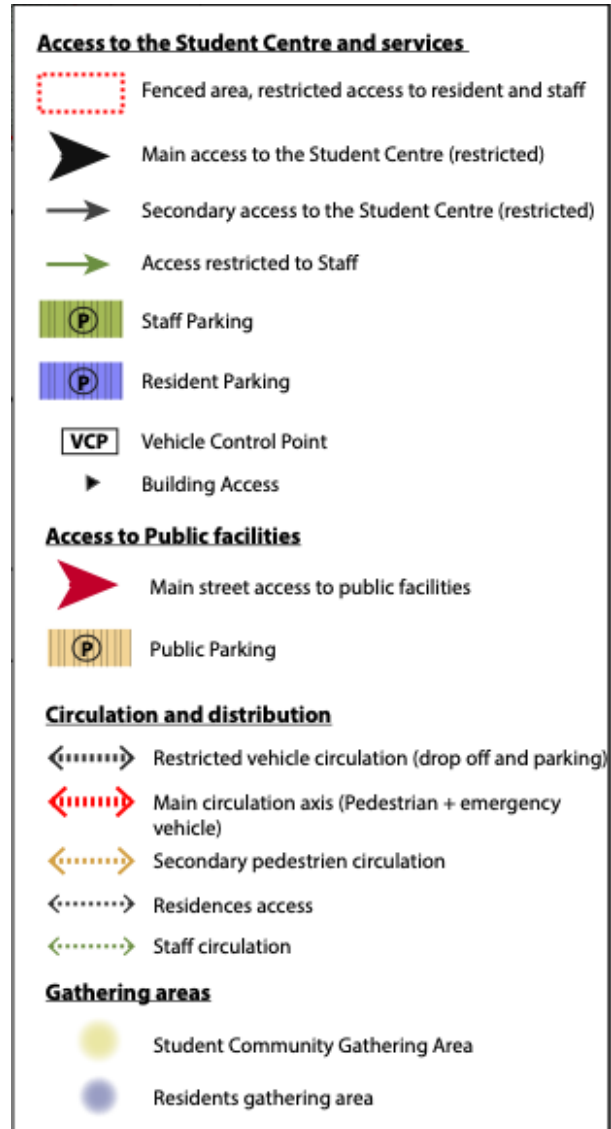
## Temporary structure

Construction of removable structure during the time of the MG 20230 to accomodate for specific needs and uses of athletes and staff durnin the time of the competition.





# Access and Circulation





# Landscape and Greenery

## Accessible Scattered Landscape Areas

These open green spaces are interwoven throughout the site, offering students and staff areas to relax, gather, or study outdoors. Lightly planted and easily walkable, they contribute to the daily life and well-being of the campus community.

## Unaccessible Dense Landscape Areas

These zones are intentionally left untouched or minimally maintained, featuring denser vegetation that supports biodiversity and creates visual buffers between buildings or pathways. While not open to foot traffic, they provide a natural backdrop and ecological value.

## Unaccessible Wooded Areas (Bosquets)

Composed of small clusters of trees, these quiet, forested patches enhance the site's natural character. Though not designed for public use, they offer shade, seasonal variation, and habitat for local wildlife, contributing to the site's environmental sustainability.

## Green Roofs

Where possible, building roofs are designed as green roofs, supporting vegetation that helps regulate indoor temperatures, manage rainwater, and extend usable green space vertically within the built environment.



**« Intra-muros » area  
Residencies**





# University residences

Résidence universitaire Olympe de Gouges  
Toulouse (FR), PPA et Scalène Architects

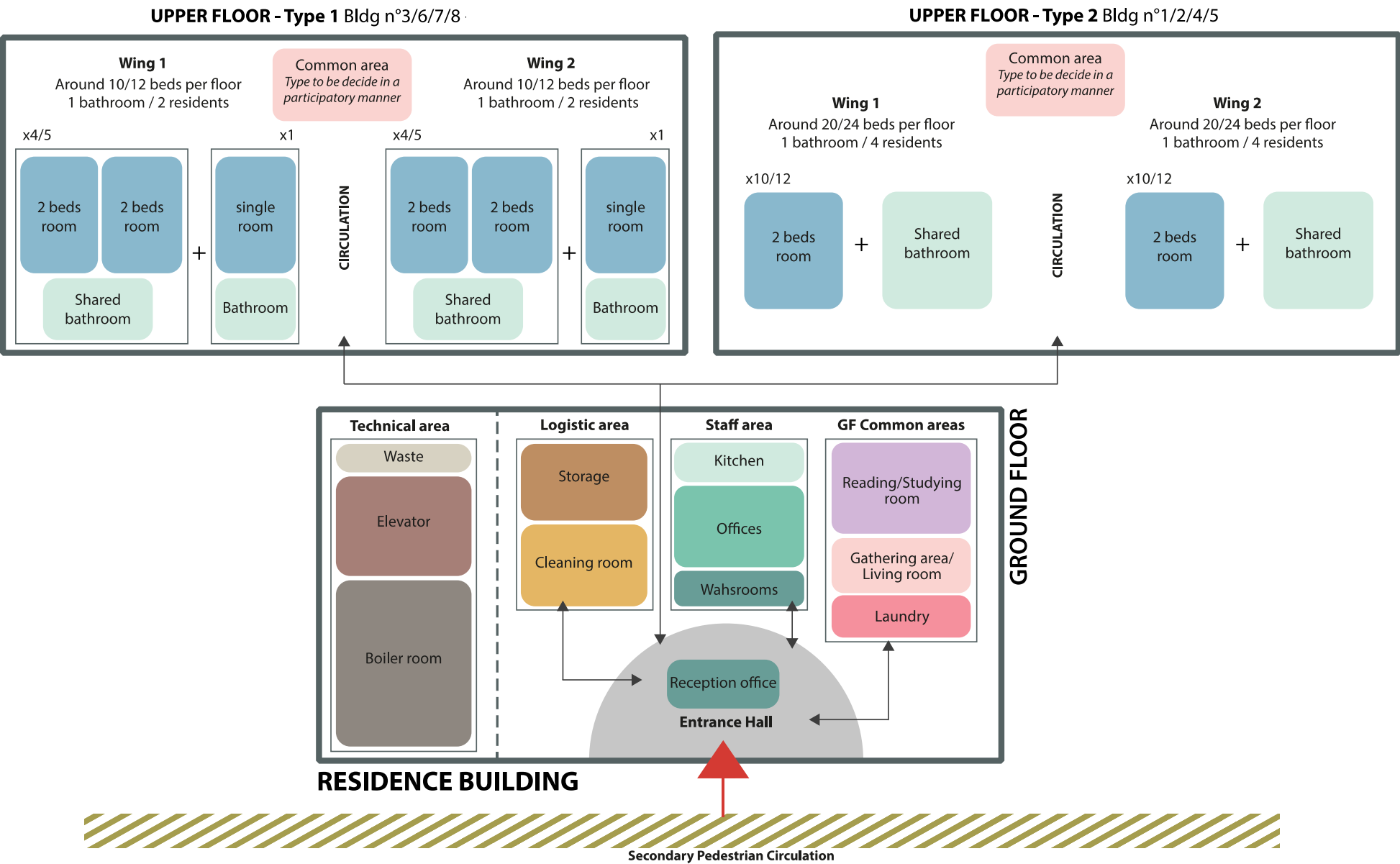


**VITA Student Residence**  
Barcelona (SP)



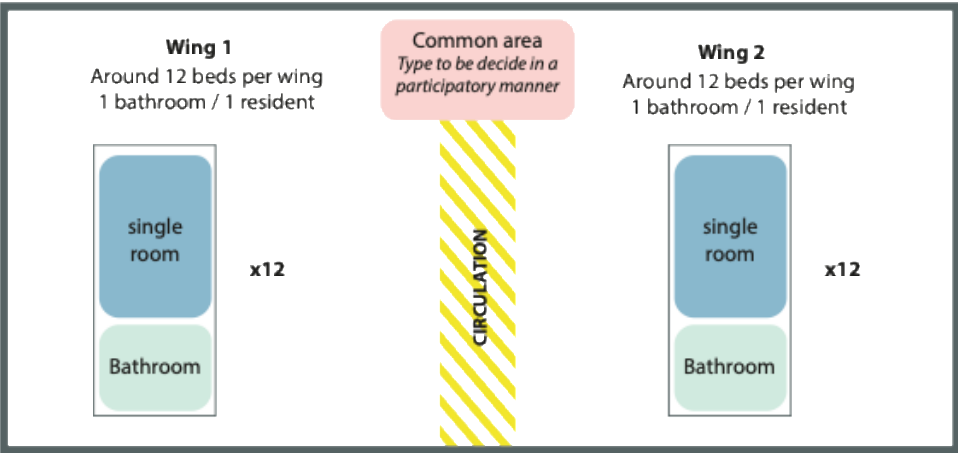
**Horsens University**  
Danmark

# Re-organisation of existing buildings

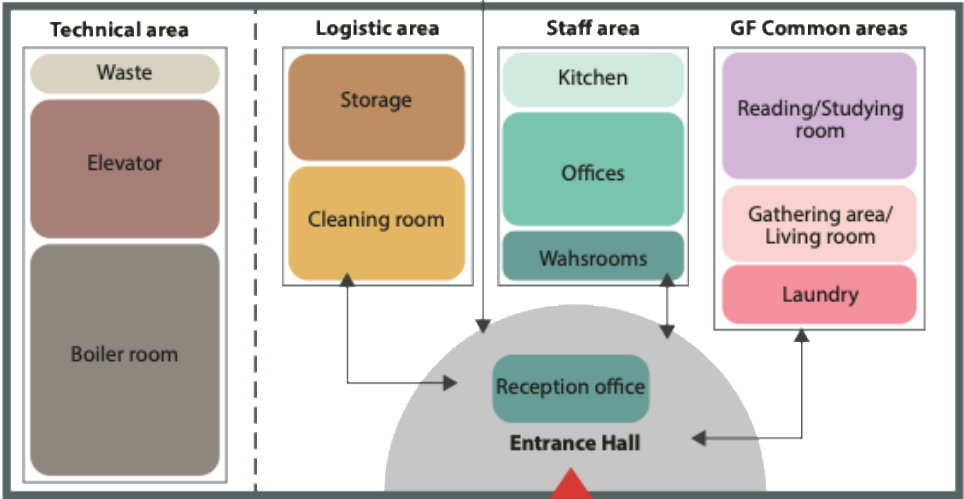
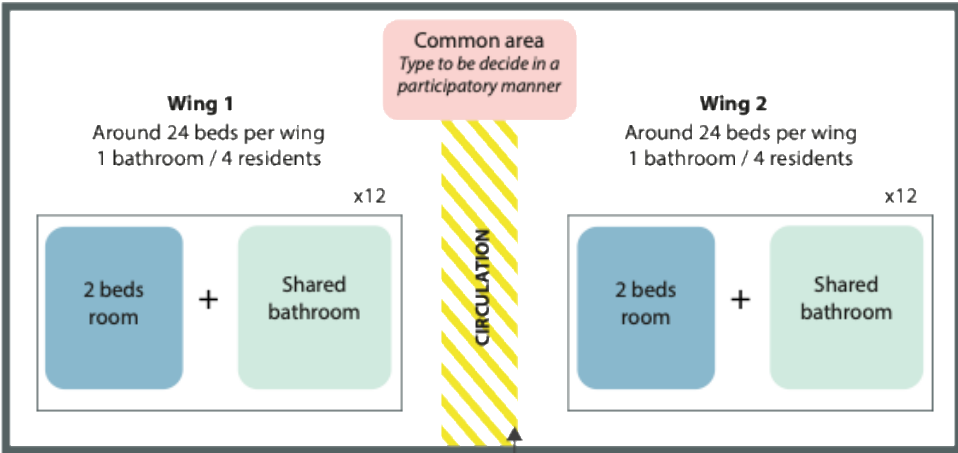


# NEW BUILDING #1

## GF to level 3



## LEVELS 6 to 8

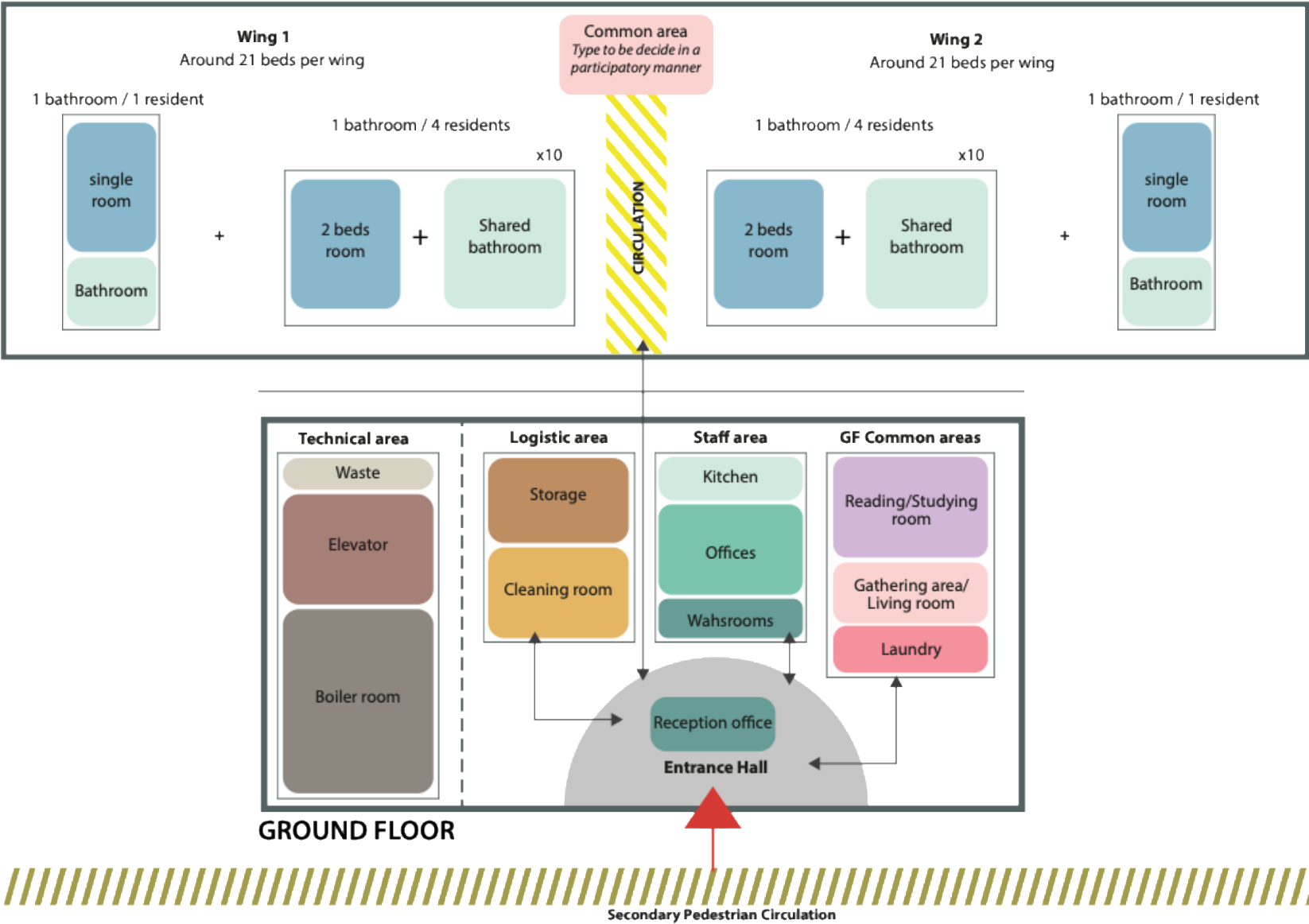


## GROUND FLOOR



NEW BUILDING #2

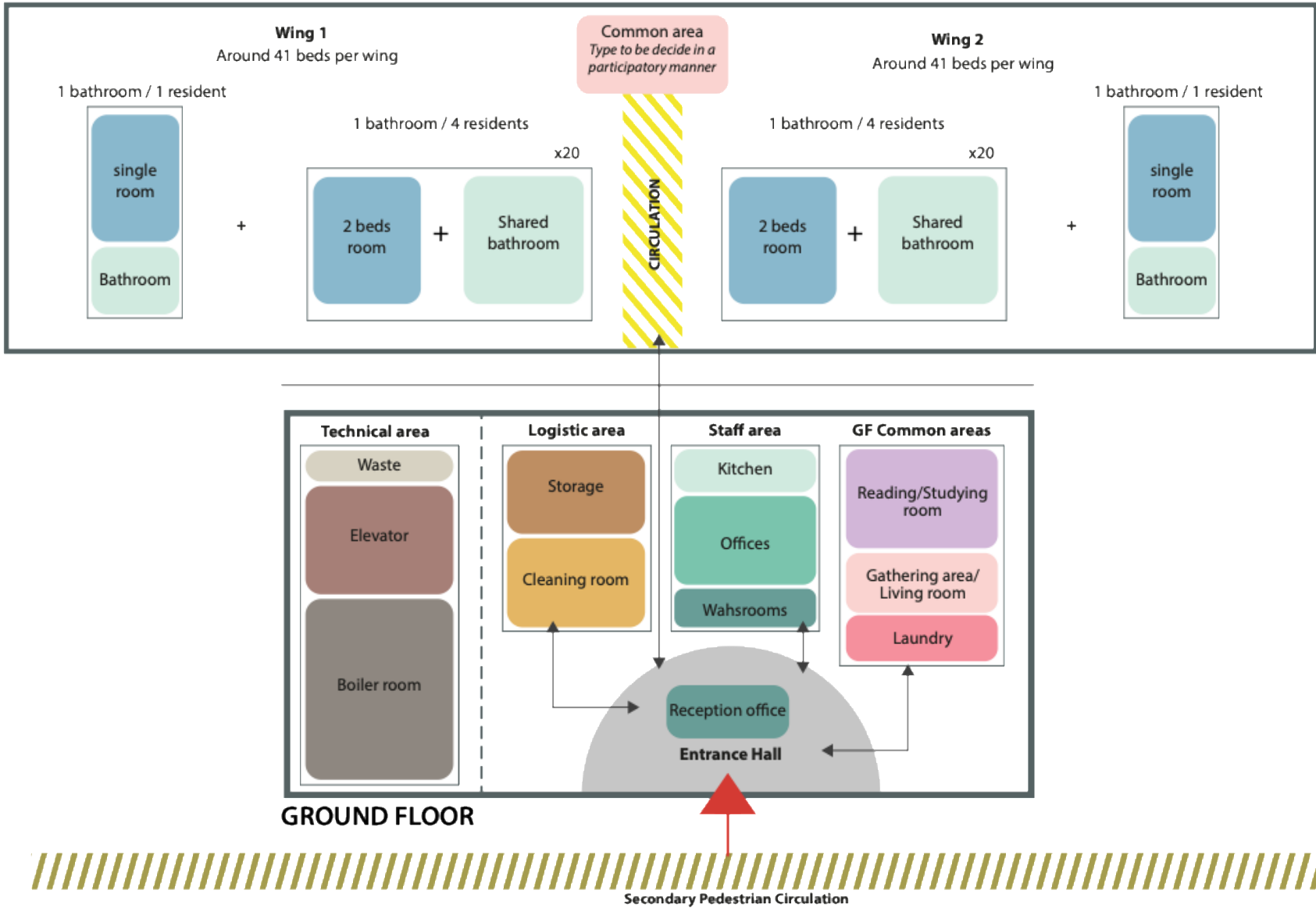
ALL LEVELS





# NEW BUILDING #3

## ALL LEVELS



New Building #1 (8 levels)		N	5417	
Building floor area		5417	N/A	0
Building average foot print		677	N/A	0
Total number of rooms		194	N/A	0
Average number of rooms per floor		24	N/A	0
Additional bedrooms		N	4481	
2 beds rooms and shared bathroom	16sqm/room + 5sqm/bathroom	116	21	2436
Single room with bathroom (2 per floor)	16sqm/room + 5sqm/bathroom <i>This covers the required 5% of rooms for PwD</i>	78	21	1638
Total number of beds		310		
Circulation and fire exist stairs	10% of the rooms area			407
Common areas for residents		N	430	
Social common areas	40sqm min - 1 per floor	8	40	320
Reading/Studying rooms	50 sqm / GF	1	50	50
Common laundry	10 sqm / GF	1	10	10
Building hall	around 50 sqm	1	50	50
Areas for staff		N	80	
Kitchenette for staff	1/bldg - 15 sqm / bldg	1	15	15
Reception office	1/bldg - 10 sqm / bldg	1	10	10
Staff offices	4 offices / bldg - 10 sqm / room	4	10	40
Staff washrooms	1/bldg - 15 sqm / blg	1	15	15
Logistics areas		N	190	
Bedding Storage	100sqm for the entire site	1	100	100
General storage	1 / bldg - 50 sqm	1	50	50
Cleaning room/storage	5 sqm / floor with hot water point	8	5	40
Technical areas		N	236	
Boiler room	1 / bldg - 100 sqm	1	100	100
Waste bin room	1 / floor - 5 sqm	8	5	40
Elevator	1 elevator / bldg - 12 sqm / floor	8	12	96

<b>New Building #2 (8 levels)</b>		<b>N</b>		<b>4532</b>
Building floor area		<b>4532</b>		
Building average foot print		<b>567</b>		
Total number of rooms		<b>160</b>		
Average number of rooms per floor		<b>20</b>		
<b>Additional rooms (8 levels)</b>		<b>N</b>		<b>3696</b>
2 beds rooms and shared bathroom	16sqm/room + 5sqm/bathroom	138	21	2898
Single room with bathroom (2 per floor)	16sqm/room + 5sqm/bathroom <i>This covers the required 5% of rooms for PwD</i>	22	21	462
<b>Total number of beds</b>		<b>298</b>		
Circulation and fire exist stairs	10% of the rooms area			336
<b>Common areas for residents</b>		<b>N</b>		<b>430</b>
Social common areas	40sqm min - 1 per floor	8	40	320
Reading/Studying rooms	50 sqm / GF	1	50	50
Common laundry	10 sqm / GF	1	10	10
Building hall	around 50 sqm	1	50	50
<b>Areas for staff</b>		<b>N</b>		<b>80</b>
Kitchenette for staff	1/bldg - 15 sqm / bldg	1	15	15
Reception office	1/bldg - 10 sqm / bldg	1	10	10
Staff offices	4 offices / bldg - 10 sqm / room	4	10	40
Staff washrooms	1/bldg - 15 sqm / blg	1	15	15
<b>Logistics areas</b>		<b>N</b>		<b>90</b>
General storage	1 / bldg - 50 sqm	1	50	50
Cleaning room/storage	5 sqm / floor with hot water point	8	5	40
<b>Technical areas</b>		<b>N</b>		<b>236</b>
Boiler room	1 / bldg - 100 sqm	1	100	100
Waste bin room	1 / floor - 5 sqm	8	5	40
Elevator	1 elevator / bldg - 12 sqm / floor	8	12	96

<b>New Building #3 (8 levels)</b>		<b>N</b>		<b>8324</b>
Building floor area		<b>8324</b>	N/A	
Building average foot print		<b>1041</b>	N/A	
Total number of rooms		<b>320</b>	N/A	
Average number of rooms per floor		<b>40</b>	N/A	
<b>Additional rooms (6 to 8 levels depending on the topography)</b>		<b>N</b>		<b>7392</b>
2 beds rooms and shared bathroom	16sqm/room + 5sqm/bathroom	298	21	6258
Single room with bathroom	16sqm/room + 5sqm/bathroom	22	21	462
<i>This covers the required 5% of rooms for PwD</i>				
<b>Total number of beds</b>		<b>618</b>		
Circulation and fire exist stairs	10% of the rooms area			672
<b>Common areas for residents</b>		<b>N</b>		<b>430</b>
Social common areas	40sqm min - 1 per floor	8	40	320
Reading/Studying rooms	50 sqm / GF	1	50	50
Common laundry	10 sqm / GF	1	10	10
Building hall	around 50 sqm	1	50	50
<b>Areas for staff</b>		<b>N</b>		<b>80</b>
Kitchenette for staff	1/bldg - 15 sqm / bldg	1	15	15
Reception office	1/bldg - 10 sqm / bldg	1	10	10
Staff offices	4 offices / bldg - 10 sqm / room	4	10	40
Staff washrooms	1/bldg - 15 sqm / blg	1	15	15
<b>Logistics areas</b>		<b>N</b>		<b>90</b>
General storage	1 / bldg - 50 sqm	1	50	50
Cleaning room/storage	5 sqm / floor with hot water point	8	5	40
<b>Technical areas</b>		<b>N</b>		<b>332</b>
Boiler room	1 / bldg - 100 sqm	1	100	100
Waste bin room	1 / floor - 5 sqm	8	5	40
Elevator	2 elevator / bldg - 12 sqm / floor	16	12	192

# Renovation of existing buildings

	D1	D2	D3	D4	D5	D6	D7	D8
<b>General</b>								
Installation of an elevator	X	X	X	X	X	X	X	X
Installation of ramp for disable person to access the building	X	X	X	X	X	-	-	-
Replacement of suspended ceiling in all bathrooms	X	X	-	X	-	-	-	-
Replacement of flooring (removing linoleum and installing vinyl since the origin and quality of existing linoleum is not known)	X	X	X	X	X	-	-	-
Installation of fire alarm system	X	X	X	X	X	-	-	-
Install Fire exit stairs	-	-	-	-	-	-	-	-
<b>Electricity</b>								
Detail assessment of the electrical installations	X	X	X	X	X	-	-	-
Replacement of the plugs and switches	X	X	X	X	X	-	-	-
Replacement of lights in the rooms.	X	X	X	X	X	-	-	-
<b>Energy and Thermal confort</b>								
Application of the thermal insulation on the ground floor slab	X	X	X	X	X	X	X	X
Application of the thermal insulation on the roof	-	-	-	-	X	-	-	-
Replacement of the diesel boiler for heating sanitary water	-	X	-	X	-	-	-	-
Installation of solar panels on the roof of the facility to meet the energy needs of the building.	-	-	-	-	-	-	-	-
Replacement of the radiators for more engaged efficiency which would result in more efficient heating energy	X	X	X	X	X	-	-	-
Detailed energy efficiency assessment and audit	-	-	-	-	-	-	-	-
<b>Structure and seismic assessment</b>								
Conducting a structural assessment to evaluate the building's seismic performance under the design earthquake, in accordance with current design codes.	X	X	X	X	X	X	X	-
Assessment of the floor slab above the basement and potentially design for strengthening.	X	X	-	X	-	-	-	-
<b>Construction period</b>	1967	1967	1969	1967	1989	2007	2007	2014
<b>Change of function of some rooms to reach standards</b>								
Number of rooms to be converted into sanitary blocks	6	6	-	6	12	-	-	-
Number of rooms to be turned into common areas	5	5	-	5	-	-	-	-
<b>Type of bathroom</b>								
Shared for 2 bedrooms	-	-	X	-	-	X	X	X
Shared for each wing	X	X	-	X	X	-	-	-

**« Intra-muros » area  
Student Services**



# Services for students

## The Student Plaza

At the heart of the site lies a vibrant, multi-purpose hub designed to meet the everyday needs of students. Conceived as the social and commercial center of the campus, much like the main square of a village, it brings together key services and communal spaces:

- **Library:** A central library featuring a large, open-plan study room accessible to all students living on-site.
- **Cafeteria:** A food court offering quick, on-the-go meals and snacks to suit students' busy schedules.
- **Multi-purpose Hall:** A flexible building that hosts cultural events, student activities, and indoor sports. It includes changing rooms, a bar, a stage, and retractable seating, allowing for easy adaptation to various functions.

This dynamic space is designed for versatility and community engagement, fostering both academic and social life on campus.

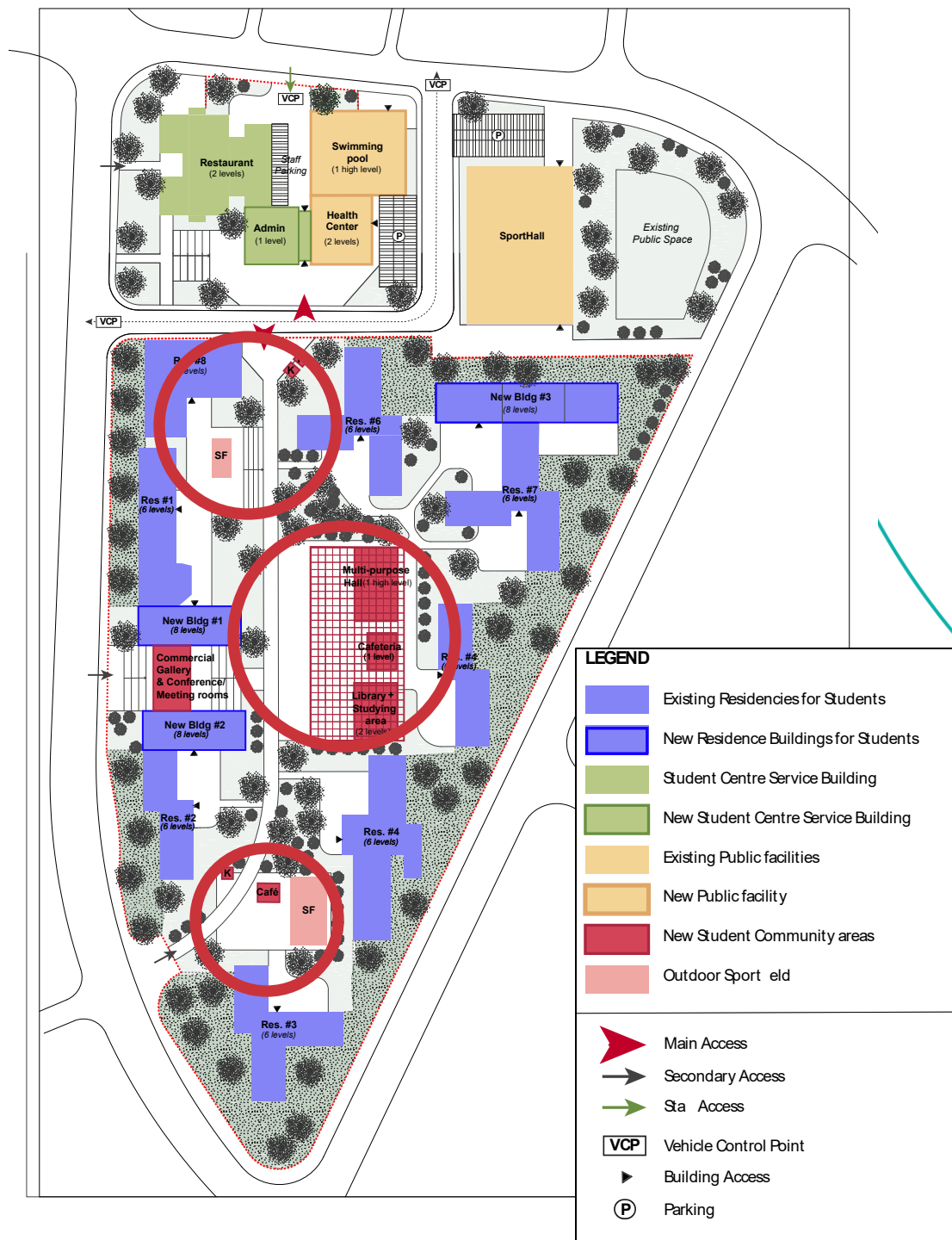
A canopy helps create continuity between these 3 different buildings, linking built and open spaces in a cohesive way. They provide shelter from wind, sun, and rain, while also shaping smaller, more intimate outdoor areas where people can pause, meet, or find quiet moments.

## Outdoor sportfields

2 Open-air facilities for team sports and recreation are located at both the south and north of the site

## Kiosks and cafés

Small, welcoming spaces for socializing, grabbing a coffee, or enjoying a break between classes are located across the site



# Revenue-generating services

## A Commercial gallery

A selection of shops providing everyday essentials and student-focused services. Commercial activities for rent at the ground floor of the Restaurant building could be relocated in this gallery.

Total commercial area for rent at the GF = 200m<sup>2</sup>

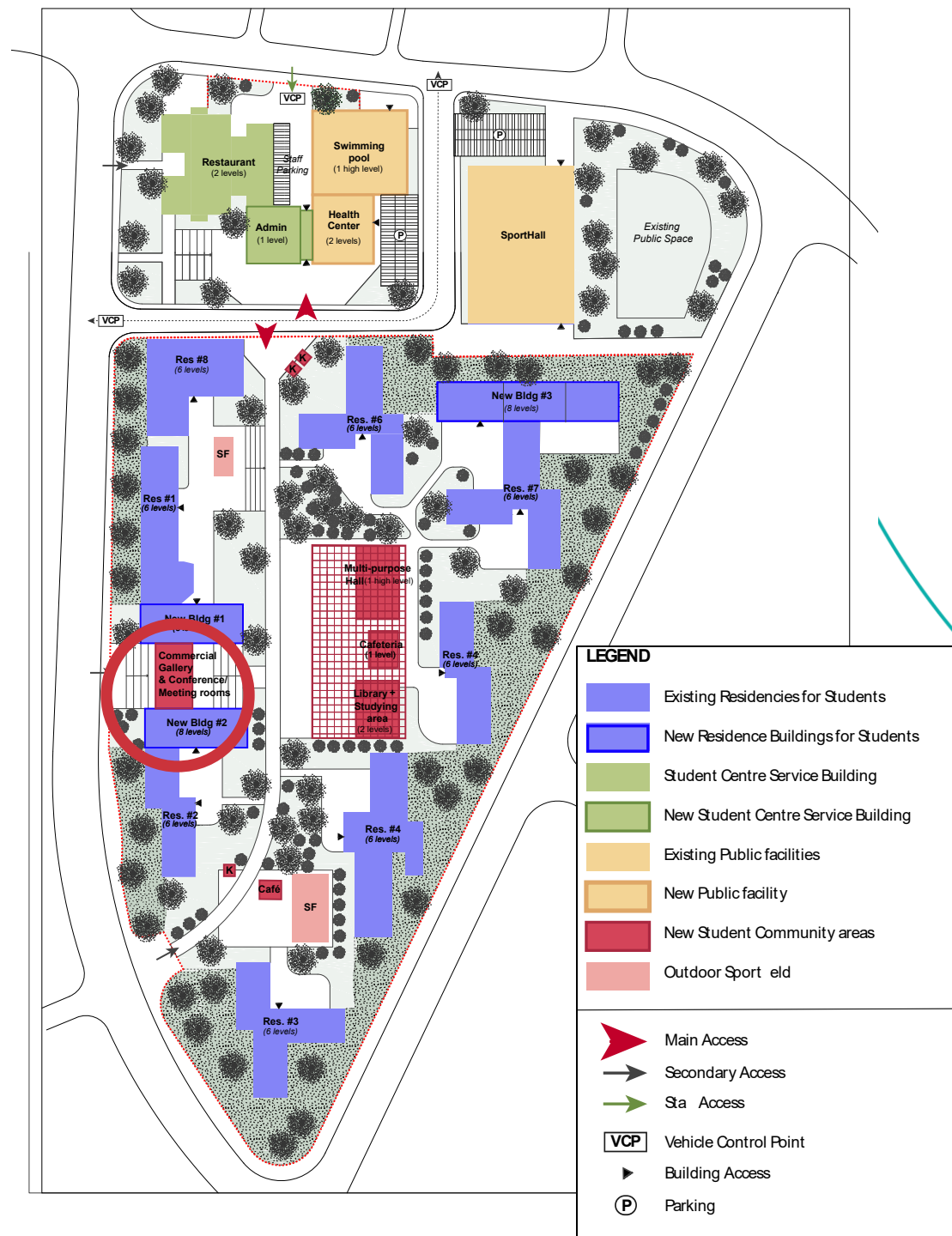
## Meeting rooms for rent or internal use

Versatile spaces available for rent or internal use, supporting both academic and extracurricular needs.

Total meeting rooms for rent at the 1st floor = 240m<sup>2</sup>,

Including :

- A conference room (40 persons capacity)
- 4 meeting rooms (5 to 10 persons capacity)
- 4 offices (2 persons capacity)

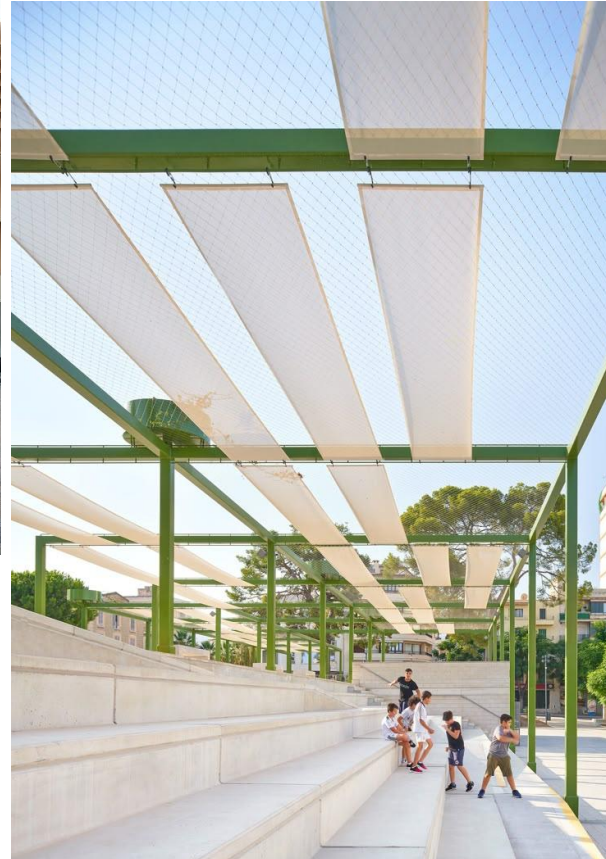




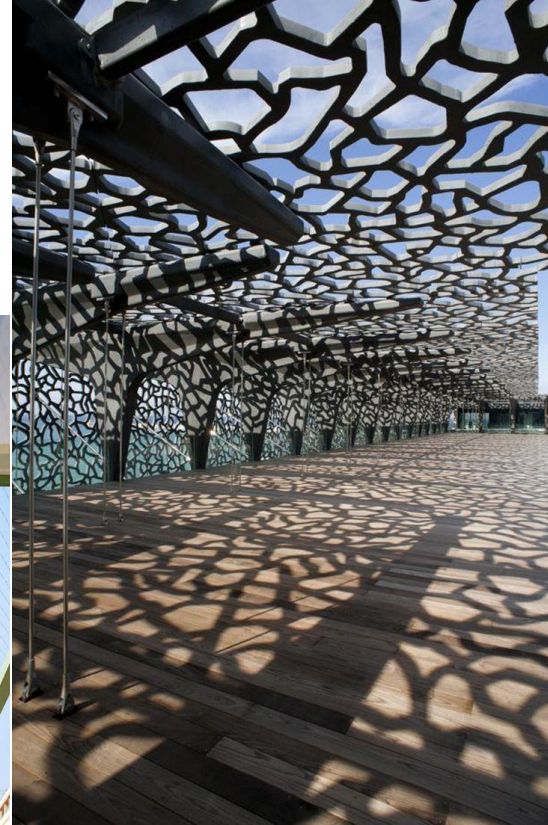
# Canopy References



**Metropol Parasol**  
Seville (SP)



**Plaza de Mallorca**  
Inca (SP)



**MUCEM Museum**  
Marseille (FR)



**Umbrella of the Old Port**  
Marseille (FR)



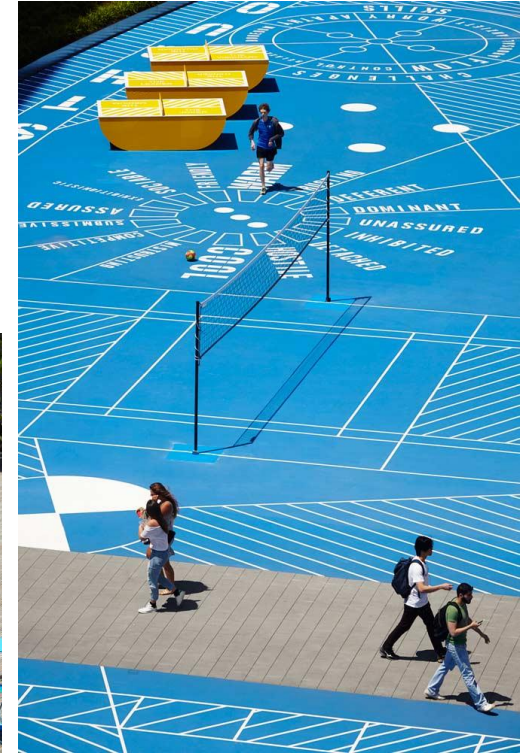
# Outdoor spaces design for socializing



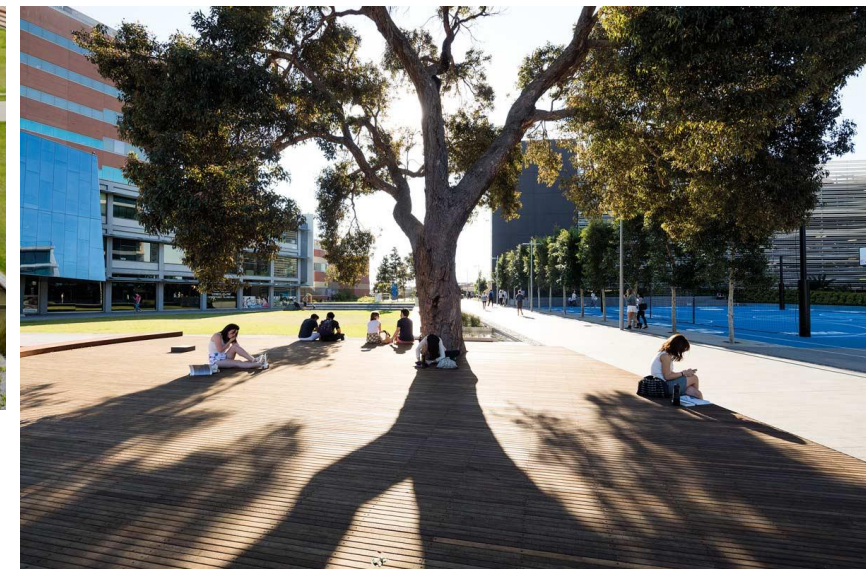
**RMIT University**  
Australia



**Vita Residence**  
Barcelona (SP)



**Monash University**  
Australia

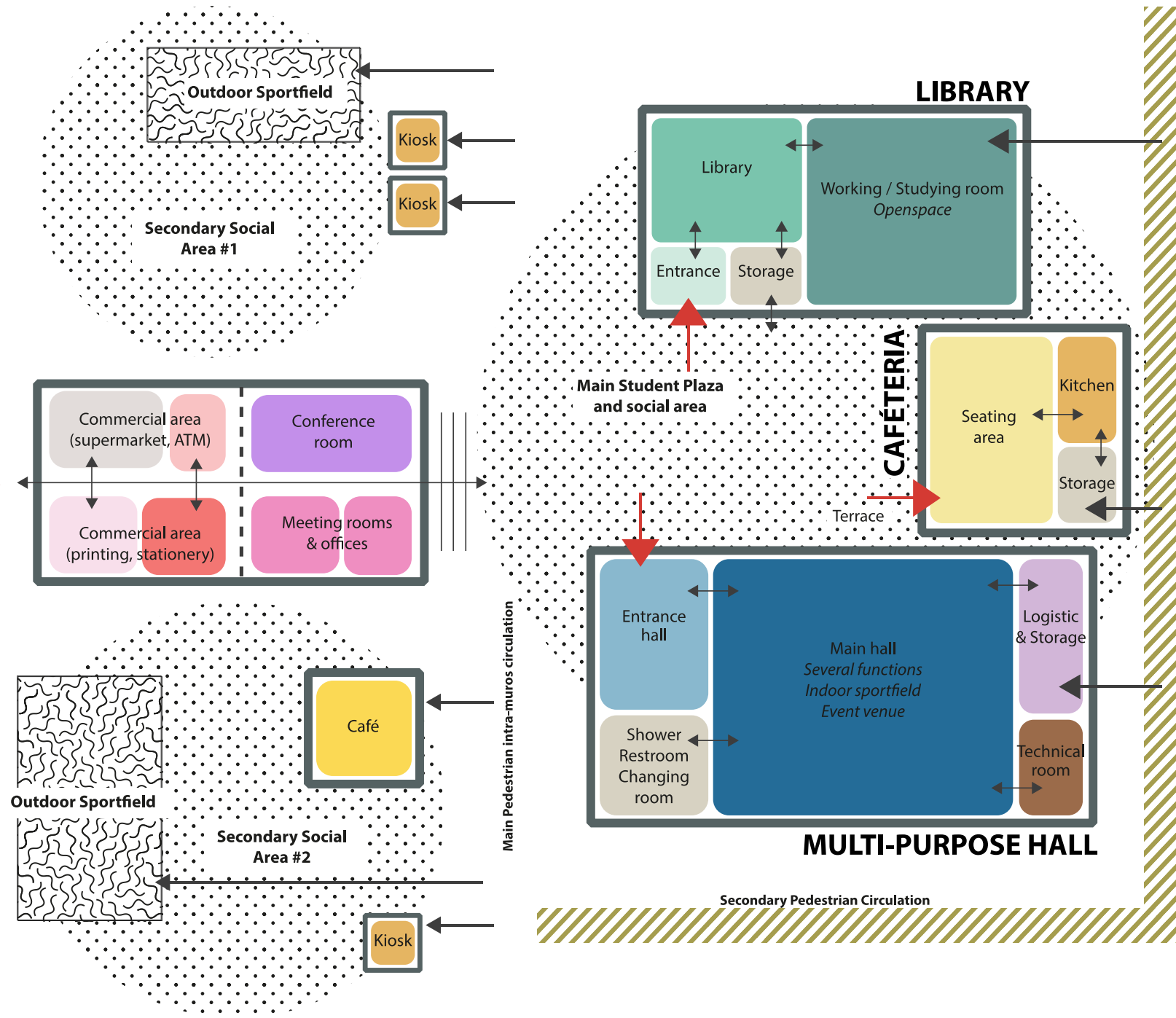




Agim Ramadani

Fenced area, restricted to student and staff

Agim Ramadani



		Units	Sqm / Unit	Total sqm
<b>Student Centre plaza</b>		N		<b>1045</b>
<b>Student Center Central Library</b>		N		<b>315</b>
Working/Reading open space		1	200	200
Library		1	100	100
Library reception		1	15	15
<b>Cafeteria</b>		N		<b>160</b>
Dining room		1	120	120
Distribution/selling line		1	10	10
Kitchen		1	30	30
Storage		1	20	20
<b>Commercial areas</b>		N		<b>330</b>
Mini supermarket		1	100	100
Shops		1	100	100
Café		1	50	50
ATM		1	5	5
Kiosks		3	25	75
<b>Meeting rooms for rent</b>		N		<b>240</b>
Conference room	40 persons capacity + presentation area	1	80	80
Meetings rooms	5 to 10 persons capacity	4	20	100
Offices	2 persons capacity	4	15	60
<b>Multi purpose hall</b>		N		<b>450</b>
Main hall	to be equipped with mobile stage and bleacher seats	1	250	250
Entrance hall	with a bar/café	1	50	50
Changing room	for theater or sport events	2	25	50
Toilets/Showers	segregated by gender	2	25	50
Storage		1	25	25
Technical room		1	25	25

**« Extra-muros »  
services**

## « Extra-muros » area

## Restaurant

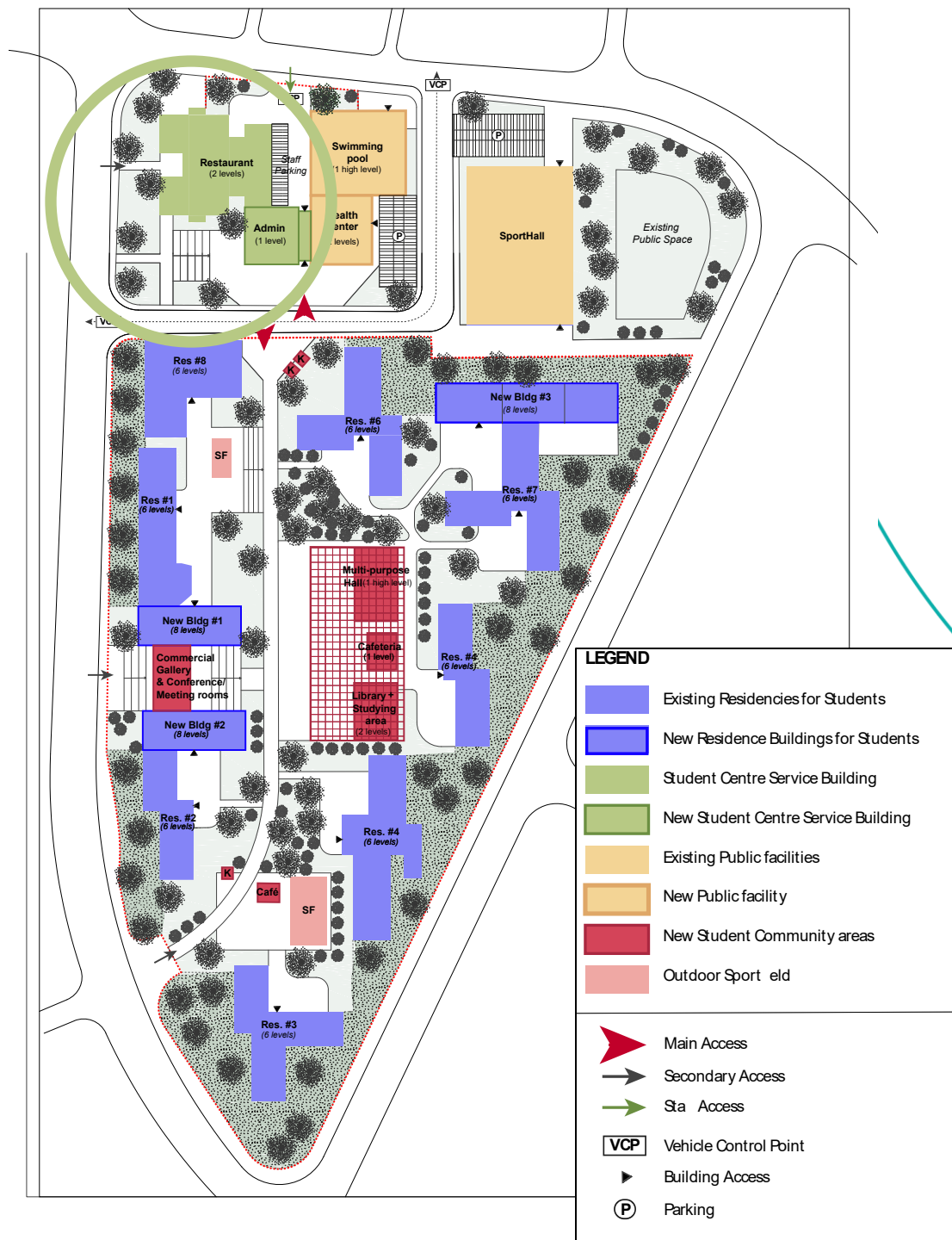
- Extension of the restaurant at the Ground Floor (relocation of existing shops in the new commercial gallery to secure income)
- 650 additional seats
- Extension of the kitchen (+230sqm)
- Change functions of some parts of the restaurant that are currently not fully in use to accommodate for additional storage, office and waste area of the restaurant
- Renovation works: installation of an elevator, fire alarm system and exit stairs, solar panels installation, roof thermal insulation depending on the results of the energy efficiency audit

## Administration building

- Demolition of the existing building
- Construction of a new building (410sqm)

## Parking areas

- 1 parking restricted to staff
- 1 parking restricted to students residing on site and guests







Student Centre Services				
		Units	Sqm / Unit	Total sqm
<b>Catering services</b>				<b>1110</b>
<b>Restaurant extension (open to residents of the SC only)</b>		E		<b>980</b>
Indoor Seats	capacity target set at 30% of students (700 existing)	650	1	650
General Kitchen	1sqm / 5 meals (670 sqm existing)	1	230	230
Self service distribution lines	4 lines / aorund 50sqm (2 existing)	2	50	100
<b>Administration building - New building</b>		N		<b>410</b>
Director offices		1	20	20
Meeting hall	50 persons capacity	1	30	30
Administration offices	24 rooms / 15 sqm per offce	24	15	360

**Public  
Facilities**

# Public facilities

## Health Centre

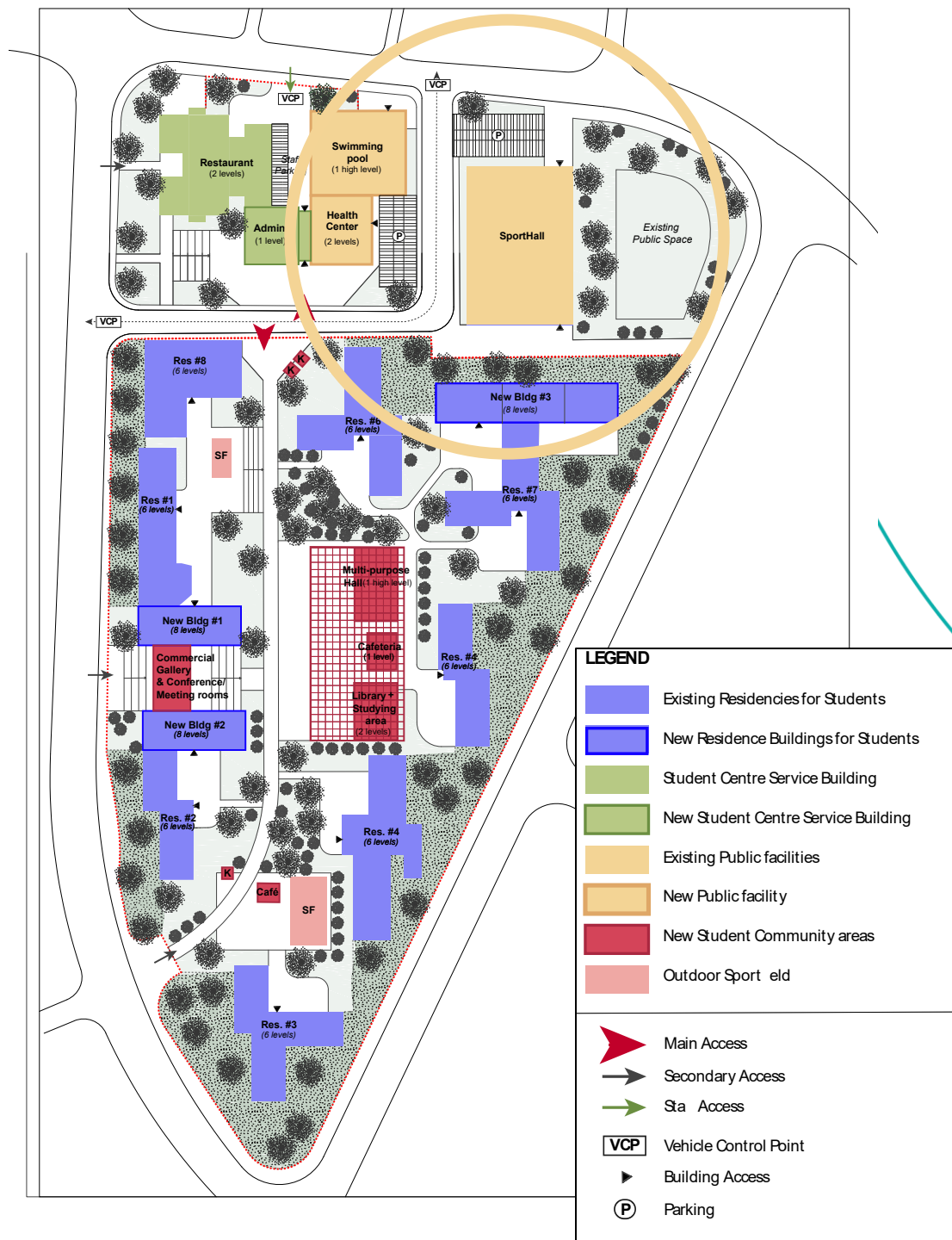
- Demolition of the existing building
- Construction of a new building (950sqm)

## Semi-Olympic pool

- Construction of a Semi-Olympic pool (1300m2)
- 8 lanes of 25m long
- Equipped for competitions
- To be used as training venue during the MG2030

## Renovation of the Sport hall

- Thermal insulation of the roof, electricity network renovation, solar panels installation and energy efficiency works depending on the results of the audit.
- Additional public parking to accommodate for events and training in the sport facility.
- The existing public space remains





## Public facilities



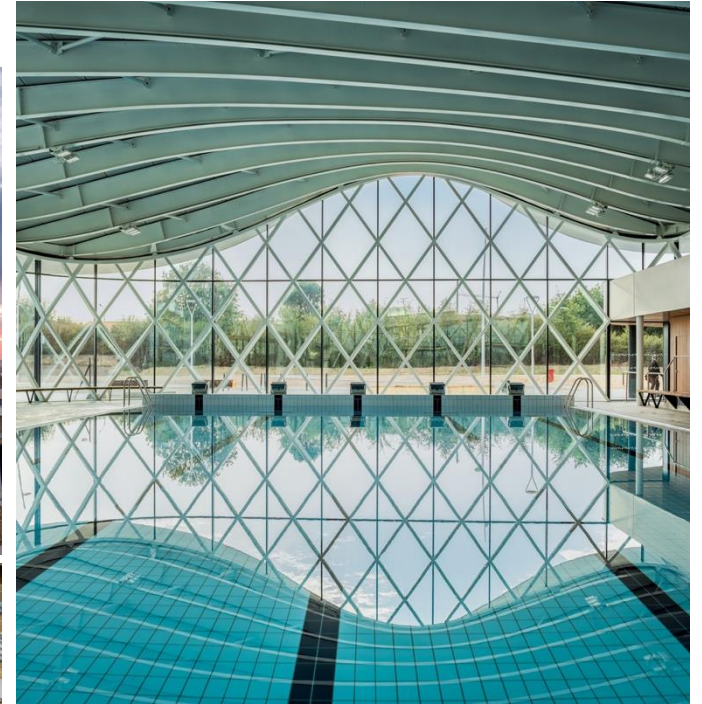
**IMVT**  
Marseille (FR)



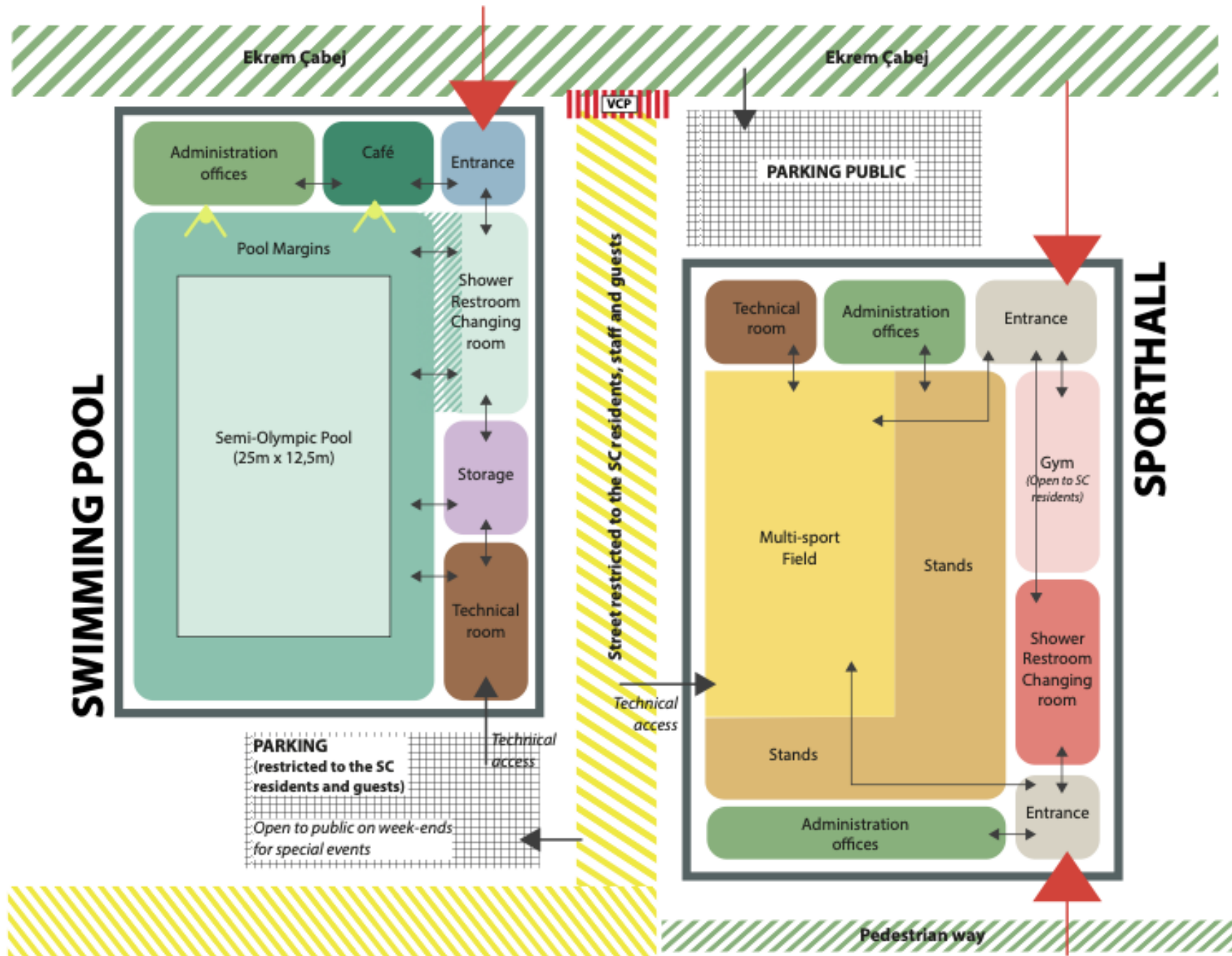
**Public Swimming Pool**  
Saint Gilles Croix de Vie (FR)



**Public Swimming Pool**  
Amsterdam (NTL)







Health Center - New building		N		955
<i>Medical rooms</i>	1 Emergency Room	1	100	100
	10 Consultation rooms	10	30	300
	1 Lab	1	100	100
	1 Radio	1	100	100
	1 Physiotherapy	1	200	200
	1 Pharmacy	1	25	25
	Doping Control Station (DCS)	1	50	50
<i>Logistics areas</i>	4 Offices	4	15	60
	1 Kitchenette	1	20	20

Swimming pool		N		1300
Pool area				900
Semi Olympic pool + margins	25x21m (8 lanes, each 2.5 m wide)	1	600	600
Shower/Restroom/changing room	segregated by gender	1	200	200
Stands		1	100	100
Administrative and common area				175
Entrance hall		1	25	25
Administration		1	75	75
Café		1	50	50
Infirmmary		1	25	25
Operation and logistics				225
Storage		1	75	75
Technical room		1	150	150

**Village of  
Athletes**

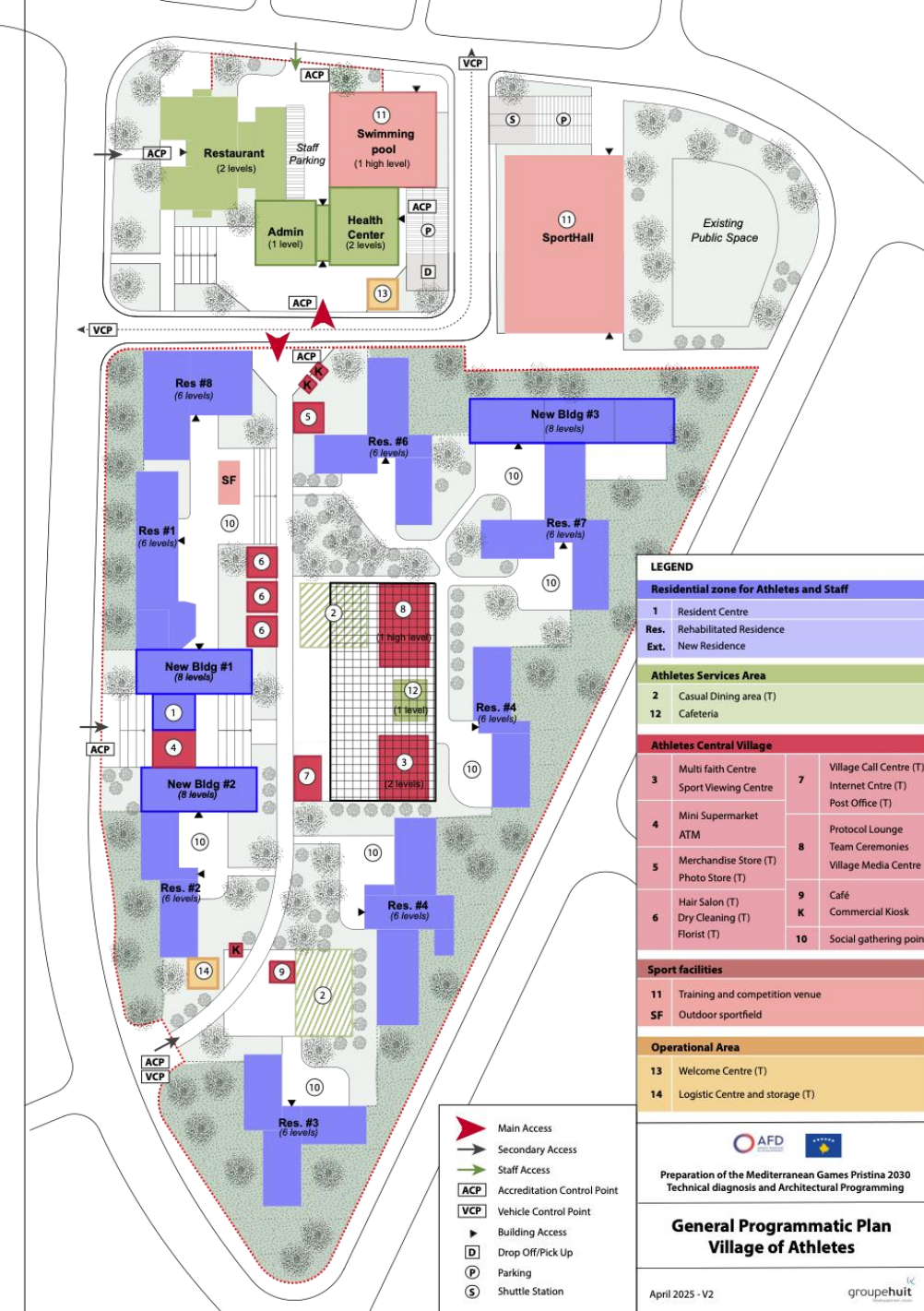
# Programmatic Plan – Village of Athletes

## Addition of temporary structure (T) for the time of the Med. Games 2030

- Additional dining area (+900 seats)
- Additional commercial areas
- Operational zones
- Change of functions of the library and working space
- Change of functions of the multi-purpose hall



Residential zone for Athletes and Staff			
1	Resident Centre		
Res.	Rehabilitated Residence		
Ext.	New Residence		
Athletes Services Area			
2	Casual Dining area (T)		
12	Cafeteria		
Athletes Central Village			
3	Multi faith Centre Sport Viewing Centre	7	Village Call Centre (T) Internet Centre (T) Post Office (T)
4	Mini Supermarket ATM	8	Protocol Lounge Team Ceremonies Village Media Centre
5	Merchandise Store (T) Photo Store (T)		
6	Hair Salon (T) Dry Cleaning (T) Florist (T)	9	Café
		K	Commercial Kiosk
		10	Social gathering point
Sport facilities			
11	Training and competition venue		
SF	Outdoor sportfield		
Operational Area			
13	Welcome Centre (T)		
14	Logistic Centre and storage (T)		





Agim Ramadani

Fenced area, restricted to student and staff

Agim Ramadani

### Secondary Social Area #1



Kiosk

Kiosk

Hair Salon

Dry Cleaning

Florist

Commercial area  
(supermarket, ATM)

Conference  
room for delegations

Resident  
Centre

Meeting rooms  
& offices for staffs

Distribution line

Casual dining  
area #2  
(450 seats)

Café

Kiosk

### Secondary Social Area #2

Main Pedestrian intra-muros circulation

MG Merchandising  
Photo Store

Distribution line

Casual dining  
area #1  
(450 seats)

## VILLAGE PLAZA

Multi-faith  
Centre

Storage

Entrance

Sport  
Viewing  
Centre

Gym  
Fitness  
room

### Village of Athletes Plaza and social area

CAFÉTERIA

Seating  
area

Kitchen

Storage

Terrace

Post  
Office

Internet  
Centre

Call  
Centre

Entrance  
hall

Village Media  
Centre

Shower  
Restroom  
Changing  
room

Protocol  
Lounge

Team  
Ceremonies

Logistic  
& Storage

Technical  
room

Secondary Pedestrian Circulation

<b>Athletes village Plaza / Student Centre p</b>	N			<b>905</b>
<b>Student Center Central Library</b>	N			<b>315</b>
<i>For Athletes</i>				
Multi-faith centre		1	200	200
Sport Viewing Centre		1	50	50
Enrtance		1	15	15
Café		1	50	50
<b>Cafeteria</b>	N			<b>160</b>
Dining room		1	120	120
Distribution/selling line		1	10	10
Kitchen		1	30	30
Storage		1	20	20
<b>Commercial areas</b>	N			<b>430</b>
<i>For Athletes</i>				
Mini supermarket	N	1	100	100
Café	N	1	50	50
ATM	N	1	5	5
Kiosks	N	3	25	75
MG Merchandise Store	T	1	25	25
Photo Store	T	1	25	25
Hair Salon	T	1	50	50
Florist	T	1	50	50
Dry Cleaning	T	1	50	50

<b>Catering services</b>	T			<b>3965</b>
<b>Casual dining areas (outdoor)</b>	T			<b>1060</b>
Casual dining areas (outdoor)		2	450	900
Secondary kitchen		2	50	100
Distribution line		2	30	60

<b>Multi purpose hall</b>	N			<b>450</b>
<i>For Athletes</i>				
Entrance hall		1	50	50
Protocal Lounge				
		1	100	100
Team Ceremonies		1	100	100
Village media centre		1	50	50
Changing room		2	25	50
Toilets/Showers		2	25	50
Storage		1	25	25
Technical room		1	25	25

<b>Communication areas - Temporary struc</b>	T			<b>70</b>
Village Call Centre		1	25	25
Internet Centre		1	25	25
Post Office		1	20	20



# Temporary structures





# 04.

## Cost estimation and Timeline





# Cost estimate methods for works

The projected costs for the Student Centre are based on a pricing model aligned with European construction and safety standards applicable to international sports facilities.

Unit costs were estimated per square meter, drawing from recent benchmarks in EU countries with similar infrastructure programs. These include not only structural and finishing materials but also technical systems, energy performance requirements, and compliance with accessibility and safety regulations.

Compared to typical construction and material costs in Kosovo, these European-standard specifications result in a **cost increase of approximately 30% per square meter**. This differential is primarily due to the use of higher-grade materials, specialized equipment, and compliance-related design adaptations that are not commonly factored into local baseline prices.

Therefore, following is the baseline cost used per type of works:

- **High standards renovation: 300€/sqm**
- **Basic renovation: 150€/sqm**
- **Construction of new building: 800€/sqm**
- **Construction of semi-olympic pool and health centre (specific norms and standards): 1000€/sqm**
- **Installation of temporary structure: 150€/sqm**
- **Outdoor and landscaping: 200€/sqm**
- **Temporary internal reorganization of existing building: 100€/sqm**

# Cost estimate methods for furniture

The estimation of equipment supply costs for the Student Centre is based on a percentage-of-construction-cost approach for most functional areas, complemented by unit-based costing for individual rooms. This method ensures proportionality between the scale of each space and its outfitting needs, while also allowing for precise calculation in residential components.

- **Office and working Areas and Library:** Equipment is estimated at **8% of construction costs**, covering workstations, meeting furniture, storage units, and basic IT infrastructure.
- **Swimming Pool:** Outfitting is projected at **10% of construction costs**, including filtration and control systems, changing room furnishings, and poolside equipment.
- **Restaurant:** Equipment costs are estimated at **8%**, encompassing kitchen appliances, cold storage, service counters, and dining furniture.
- **Residential Rooms:** Each double room is budgeted at **€1,500**, including two single beds, two wardrobes, two desks, one sink, a mirror, and a mini-fridge. The same rate applies to single rooms, which are of a higher standard in terms of finishes and layout.
- **Common Areas:** Shared lounges, study zones, and circulation spaces are equipped at **3% of construction costs**, focusing on durable and flexible furnishings.
- **Health Centre:** Equipment costs represent **10% of construction**, accounting for medical examination beds, basic diagnostic equipment, storage, and hygiene stations.
- **Technical and Service Spaces (e.g., laundry facilities):** Estimated at **8%**, this includes commercial-grade washing and drying equipment, storage, and maintenance tools.

# Preliminary Work Cost estimation

	unit	price/m2	Estimated cost
<b>STUDENT CENTER / ATHLETES' VILLAGE</b>			
<b>Residencies</b>			<b>23 341 050 €</b>
Retrofitting of dorms			7 781 250 €
Construction of new dorms			14 400 000 €
Furnitures			1 159 800 €
<b>"Intra-muros" services</b>			<b>9 399 360 €</b>
Construction of new buildings			1 212 000 €
Furnitures			77 360 €
Landscape and outdoor areas			8 110 000 €
<b>"Extra-muros" services</b>			<b>3 682 740 €</b>
Restaurant			950 000 €
Construction of new buildings			1 386 500 €
Furnitures			226 240 €
Landscape and outdoor areas			1 120 000 €
<b>Public services</b>			<b>2 870 000 €</b>
Sporthall			1 440 000 €
Semi-Olympic swimming pool			1 430 000 €
Temporary structures for the Village of Athletes			304 020 €
<b>TOTAL Works cost estimation</b>			<b>39 597 170 €</b>

See annexes for detailed cost estimation

# ANNEXES

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Annex 1 – Detailed programmatic tables

Annex 2 – Detailed works costs estimation

Annex 3 – Detailed project implementation costs and description

Annex 4 – Summary of renovation needs per building





## **Annex 1 – Detailed programmatic tables**

**STUDENT CENTER DETAILED PROGRAMMATIC TABLE**

R = Rehabilitation or renovation

N = New buildings

C = change of room fonction

E = Extension

T = Temporary Structure

EXISTING RESIDENCE BUILDINGS				
	Type	Units	Sqm / Unit	Total sqm
<b>Existing residence buildings (Dorm 1 to 8)</b>				
<b>Total number of existing dorms</b>		<b>8</b>	N/A	<b>33353</b>
<b>Total number of beds (after reorganization to reach the standards)</b>		<b>3312</b>	N/A	<b>N/A</b>
<b>Dorm #1 / R+5, 6 floors with attic in top floor</b>				<b>3020</b>
Rooms		<b>146</b>		<b>2401,5</b>
one bed room	R	1	9	9
two beds room	R	30	16,5	495
current three beds room	R	115	16,5	1897,5
		<b>Total number of beds</b>	<b>291</b>	
Sanitary rooms		<b>12</b>		<b>153</b>
existing	6 toilets and 5 showers per floor	R	6	9
new sanitary block	one room per floor to be transformed into new shared sanitary rooms	C	6	16,5
	<b>Ratios of person per toilet and shower</b>	<b>4</b>		
Common areas				<b>465,5</b>
Reading/Study Room	to be refurbished	R	1	24
New common area per floor	to replace one room per floor	C	5	16,5
Storage	planned to host the laundry	R	12	13
Offices		R	2	11,5
Circulation	hall, stairs and corridors	R	6	30
<b>Dorm #2 / R+5, 6 floors with attic in top floor</b>				<b>3125</b>
Rooms		<b>169</b>		<b>2375</b>
one bed room	R	2	9	18
two beds room	R	37	11	407
current three beds room	R	130	15	1950
		<b>Total number of beds</b>	<b>336</b>	
Sanitary rooms		<b>134</b>		<b>386</b>
toilets	shared per wing	R	64	3
showers	shared per wing	R	64	5
new sanitary block	one small room per floor to be transformed into new shared sanitary rooms with 6 toilets and 6 showers	C	6	11
	<b>Ratios of person per toilet and shower</b>	<b>3</b>		
Common areas				<b>364</b>
Reading/Study Room	to be refurbished	R	1	24
New common area per floor	to replace one samll room per Floor 0 to 5	C	5	11
Storage	to remain	R	2	30
Offices	to remain	R	3	15
Circulation	hall, stairs and corridors	R	6	30
<b>Dorm #3 / R+5, 6 floors with attic in top floor</b>				<b>3884</b>
Rooms		<b>246</b>		<b>3156</b>
one bed room	to be transformed in storage (not reaching the standard of 9sqm )	R	1	5
two beds room		R	131	11
current three beds room	to host 2 beds only	R	114	15
		<b>Total number of beds</b>	<b>490</b>	
Sanitary rooms		<b>67</b>		<b>335</b>
bathroom	shared between 2 rooms (1 toilet and 1 shower)	R	67	5
	<b>Ratios of person per toilet and shower</b>	<b>4</b>		
Common areas				<b>393</b>
Reading/Study Room	to be refurbished	R	1	80
Recreation room	to remain	R	1	76
Offices	to remain	R	5	11,4
Circulation	hall, stairs and corridors	R	6	30
<b>Dorm #4 / R+5, 6 floors with attic in top floor</b>				<b>3110</b>
Rooms		<b>168</b>		<b>2360</b>
one bed room		R	2	9
two beds room		R	37	11
current three beds room	to host 2 beds only in the future	R	129	15
		<b>Total number of beds</b>	<b>334</b>	

Sanitary rooms				<b>134</b>		<b>386</b>
	toilets	shared per wing	R	64	3	192
	showers	shared per wing	R	64	5	320
	<b>new sanitary block</b>	<b>one small room per floor to be transformed into new shared sanitary rooms with 6 toilets and 6 showers</b>	C	6	11	66
	<b>Ratios of person per toilet and shower</b>			<b>3</b>		
Common areas						<b>364</b>
	Reading/Study Room	to be refurbished	R	1	24	24
	<b>New common area per floor</b>	<b>to replace one small room per Floor 0 to 5</b>	C	5	11	55
	Storage	to remain	R	2	30	60
	Offices	to remain	R	3	15	45
	Circulation	hall, stairs and corridors	R	6	30	180
<b>Dorm #5 / R+5, 6 floors with attic in top floor</b>						<b>7288</b>
Rooms				<b>265</b>		<b>4770</b>
	one bed room		R	10	10	100
	two beds room		R	40	14	560
	three beds room		R	210	19	3990
	four beds rooms		R	5	24	120
	<b>Total number of beds</b>			<b>740</b>		
Sanitary rooms				<b>222</b>		<b>1568</b>
	toilets	shared per wing	R	70	7	490
	showers	shared per wing	R	140	10	1400
	<b>new sanitary block</b>	<b>2 rooms (14sqm) per floor (one per big wing) to be transformed into new shared sanitary rooms with 8 toilets and 6 showers</b>	C	12	14	168
	<b>Ratios of person per toilet and shower</b>			<b>4</b>		
Common areas						<b>950</b>
	Main Reading/Study Room	to be refurbished	R	1	340	340
	Reading/Study room in upper floors	to be refurbished	R	5	38	190
	Storage	to remain	R	6	40	240
	Circulation	hall, stairs and corridors	R	6	30	180
<b>Dorm #6 / 6 floors (R+5) + one wing with 2 floors (R+1)</b>						<b>4788</b>
Rooms				<b>207</b>		<b>2656,5</b>
	one bed room	for ERASMUS students of invited professors	R	18	14	252
	two beds room		R	175	11,5	2012,5
	three beds room		R	14	28	392
	<b>Total number of beds</b>			<b>410</b>		
Sanitary rooms				<b>104</b>		<b>520</b>
	bathroom	shared between 2 rooms (1 toilet and 1 shower)	R	104	5	520
	<b>Ratios of person per toilet and shower</b>			<b>4</b>		
Common areas						<b>1611</b>
	Main Reading/Study Room	to be refurbished	R	1	73	73
	Reading/Study room in upper floors	to be refurbished	R	5	38	190
	Common area	to be refurbished and used as common living room	R	6	30	180
	Underground storage			3	100	300
	GF Storage	to remain		1	24	24
	Offices for invited professors	to remain	R	4	20	80
	Offices for staff	to remain		4	12	48
	Recreation room	to remain		3	55	165
	Laiundry			1	13,5	13,5
	Kitchenette	to be renovated	R	6	15	90
	Unused room	to be turned into a common living room at each floor except GF	R	5	17,5	87,5
	Circulation	hall, stairs and corridors	R	6	60	360
<b>Dorm #7 / 6 floors (R+5) + one wing with 2 floors (R+1)</b>						<b>4788</b>
Rooms				<b>207</b>		<b>2656,5</b>
	one bed room	for ERASMUS students of invited professors	R	18	14	252
	two beds room		R	175	11,5	2012,5
	three beds room		R	14	28	392
	<b>Total number of beds</b>			<b>410</b>		
Sanitary rooms				<b>104</b>		<b>520</b>
	bathroom	shared between 2 rooms (1 toilet and 1 shower)	R	104	5	520
	<b>Ratios of person per toilet and shower</b>			<b>4</b>		
Common areas						<b>1611</b>
	Main Reading/Study Room	to be refurbished	R	1	73	73
	Reading/Study room in upper floors	to be refurbished	R	5	38	190
	Common area	to be refurbished and used as common living room	R	6	30	180
	Underground storage			3	100	300
	GF Storage	to remain		1	24	24
	Offices for invited professors	to remain	R	4	20	80
	Offices for staff	to remain		4	12	48
	Recreation room	to remain		3	55	165
	Laiundry			1	13,5	13,5
	Kitchenette	to be renovated	R	6	15	90

	to be turned into a common living room at each floor	R	5	17,5	87,5
Unused room	except GF				
Circulation	hall, stairs and corridors	R	6	60	360
<b>Dorm #8 / 6 floors (R+5)</b>					<b>3351</b>
Rooms			<b>150</b>		<b>2186,5</b>
	one bed room	R	1	11	11
	two beds room	R	147	14,5	2131,5
	three beds room	R	2	22	44
<b>Total number of beds</b>			<b>301</b>		
Sanitary rooms			<b>77</b>		<b>385</b>
	bathroom	shared between 2 rooms (1 toilet and 1 shower)	R	77	5
<b>Ratios of person per toilet and shower</b>			<b>4</b>		
Common areas					<b>779</b>
	Main Reading/Study Room	to be refurbished	R	1	122
	Common area	to be refurbished and used as common living room	R	6	38
	Underground storage	to be turned into a laundry		1	40
	GF Storage	to remain		1	21
	Offices for staff	to remain		3	16
	Recreation room	to remain		2	70
	Circulation	hall, stairs and corridors	R	6	30

NEW RESIDENCE BUILDINGS (8 levels)				
		Units	Sqm / Unit	Total sqm
<b>Total number of new building</b>		<b>3</b>	N/A	
<b>Total additionnal sqm</b>		<b>18273</b>		
<b>Number of levels of each building</b>		<b>8</b>	N/A	N/A
<b>Total number of new bedrooms, including:</b>		<b>674</b>	N/A	N/A
	Number of 2 bed rooms	552	N/A	N/A
	Number of single bed rooms	122	N/A	N/A
<b>Total number of new beds</b>		<b>1226</b>	N/A	N/A
<b>New Building #1 (8 levels)</b>		<b>N</b>		<b>5417</b>
Building floor area		<b>5417</b>	N/A	0
Building average foot print		<b>677</b>	N/A	0
Total number of rooms		<b>194</b>	N/A	0
Average number of rooms per floor		<b>24</b>	N/A	0
<b>Additional bedrooms</b>		<b>N</b>		<b>4481</b>
2 beds rooms and shared bathroom	16sqm/room + 5sqm/bathroom	116	21	2436
Single room with bathroom (2 per floor)	16sqm/room + 5sqm/bathroom	78	21	1638
This covers the required 5% of rooms for PwD				
<b>Total number of beds</b>		<b>310</b>		
Circulation and fire exist stairs	10% of the rooms area			407
<b>Common areas for residents</b>		<b>N</b>		<b>430</b>
Social common areas	40sqm min - 1 per floor	8	40	320
Reading/Studying rooms	50 sqm / GF	1	50	50
Common laundry	10 sqm / GF	1	10	10
Building hall	around 50 sqm	1	50	50
<b>Areas for staff</b>		<b>N</b>		<b>80</b>
Kitchenette for staff	1/bldg - 15 sqm / bldg	1	15	15
Reception office	1/bldg - 10 sqm / bldg	1	10	10
Staff offices	4 offices / bldg - 10 sqm / room	4	10	40
Staff washrooms	1/bldg - 15 sqm / bldg	1	15	15
<b>Logistics areas</b>		<b>N</b>		<b>190</b>
Bedding Storage	100sqm for the entire site	1	100	100
General storage	1 / bldg - 50 sqm	1	50	50
Cleaning room/storage	5 sqm / floor with hot water point	8	5	40
<b>Technical areas</b>		<b>N</b>		<b>236</b>
Boiler room	1 / bldg - 100 sqm	1	100	100
Waste bin room	1 / floor - 5 sqm	8	5	40
Elevator	1 elevator / bldg - 12 sqm / floor	8	12	96
<b>New Building #2 (8 levels)</b>		<b>N</b>		<b>4532</b>
Building floor area		<b>4532</b>		
Building average foot print		<b>567</b>		
Total number of rooms		<b>160</b>		
Average number of rooms per floor		<b>20</b>		
<b>Additional rooms (8 levels)</b>		<b>N</b>		<b>3696</b>
2 beds rooms and shared bathroom	16sqm/room + 5sqm/bathroom	138	21	2898
Single room with bathroom (2 per floor)	16sqm/room + 5sqm/bathroom	22	21	462
This covers the required 5% of rooms for PwD				
<b>Total number of beds</b>		<b>298</b>		
Circulation and fire exist stairs	10% of the rooms area			336
<b>Common areas for residents</b>		<b>N</b>		<b>430</b>
Social common areas	40sqm min - 1 per floor	8	40	320
Reading/Studying rooms	50 sqm / GF	1	50	50



Common laundry	10 sqm / GF	1	10	10
Building hall	around 50 sqm	1	50	50
<b>Areas for staff</b>		<b>N</b>		<b>80</b>
Kitchenette for staff	1/bldg - 15 sqm / bldg	1	15	15
Reception office	1/bldg - 10 sqm / bldg	1	10	10
Staff offices	4 offices / bldg - 10 sqm / room	4	10	40
Staff washrooms	1/bldg - 15 sqm / blg	1	15	15
<b>Logistics areas</b>		<b>N</b>		<b>90</b>
General storage	1 / bldg - 50 sqm	1	50	50
Cleaning room/storage	5 sqm / floor with hot water point	8	5	40
<b>Technical areas</b>		<b>N</b>		<b>236</b>
Boiler room	1 / bldg - 100 sqm	1	100	100
Waste bin room	1 / floor - 5 sqm	8	5	40
Elevator	1 elevator / bldg - 12 sqm / floor	8	12	96
<b>New Building #3 (8 levels)</b>		<b>N</b>		<b>8324</b>
Building floor area		<b>8324</b>	N/A	
Building average foot print		<b>1041</b>	N/A	
Total number of rooms		<b>320</b>	N/A	
Average number of rooms per floor		<b>40</b>	N/A	
<b>Additional rooms (6 to 8 levels depending on the topography)</b>		<b>N</b>		<b>7392</b>
2 beds rooms and shared bathroom	16sqm/room + 5sqm/bathroom	298	21	6258
Single room with bathroom	16sqm/room + 5sqm/bathroom	22	21	462
		<i>This covers the required 5% of rooms for PwD</i>		
		<b>Total number of beds</b>		<b>618</b>
Circulation and fire exist stairs	10% of the rooms area			672
<b>Common areas for residents</b>		<b>N</b>		<b>430</b>
Social common areas	40sqm min - 1 per floor	8	40	320
Reading/Studying rooms	50 sqm / GF	1	50	50
Common laundry	10 sqm / GF	1	10	10
Building hall	around 50 sqm	1	50	50
<b>Areas for staff</b>		<b>N</b>		<b>80</b>
Kitchenette for staff	1/bldg - 15 sqm / bldg	1	15	15
Reception office	1/bldg - 10 sqm / bldg	1	10	10
Staff offices	4 offices / bldg - 10 sqm / room	4	10	40
Staff washrooms	1/bldg - 15 sqm / blg	1	15	15
<b>Logistics areas</b>		<b>N</b>		<b>90</b>
General storage	1 / bldg - 50 sqm	1	50	50
Cleaning room/storage	5 sqm / floor with hot water point	8	5	40
<b>Technical areas</b>		<b>N</b>		<b>332</b>
Boiler room	1 / bldg - 100 sqm	1	100	100
Waste bin room	1 / floor - 5 sqm	8	5	40
Elevator	2 elevator / bldg - 12 sqm / floor	16	12	192

Student Centre Services			
	Units	Sqm / Unit	Total sqm
<b>Catering services</b>			<b>1110</b>
<b>Restaurant extension (open to residents of the SC only)</b>			<b>980</b>
Indoor Seats	capacity target set at 30% of students (700 existing)	650	1
General Kitchen	1sqm / 5 meals (670 sqm existing)	1	230
Self service distribution lines	4 lines / aorund 50sqm (2 existing)	2	50
<b>Administration building - New building</b>			<b>510</b>
Director offices		1	20
Meeting hall	50 persons capacity	1	30
Administration offices	24 rooms / 15 sqm per office	24	15
Main laundry	general laundry for all dorms	1	100
<b>Health Center - New building</b>			<b>955</b>
Medical rooms	1 Emergency Room	1	100
	10 Consultation rooms	10	30
	1 Lab	1	100
	1 Radio	1	100
	1 Physiotherapy	1	200
	1 Pharmacy	1	25
	Doping Control Station (DCS)	1	50
	4 Offices	4	15
	1 Kitchenette	1	20
<b>Logistics areas</b>			

STUDENT CENTER VILLAGE			
	Units	Sqm / Unit	Total sqm
<b>Student Centre plaza</b>			<b>1045</b>
<b>Student Center Central Library</b>			<b>315</b>
Working/Reading open space	Turned into multi-faith centre	1	200
Library	Turned into a Sport Viewing Centre	1	100
Library reception		1	15

<b>Cafeteria</b>		<b>N</b>		<b>160</b>
Dining room		1	120	120
Distribution/selling line		1	10	10
Kitchen		1	30	30
Storage		1	20	20
<b>Commercial areas</b>		<b>N</b>		<b>330</b>
Mini supermarket		1	100	100
Shops		1	100	100
Café		1	50	50
ATM		1	5	5
Kiosks		3	25	75
<b>Meeting rooms for rent</b>		<b>N</b>		<b>240</b>
Conference room	40 persons capacity + presentation area	1	80	80
Meetings rooms	5 to 10 persons capacity	4	20	100
Offices	2 persons capacity	4	15	60
<b>Multi purpose hall</b>		<b>N</b>		<b>450</b>
Main hall	<i>The hall will be divided into 3 different spaces during the time of the MG2030 : the protocol lounge, the team ceremonies area and the village media centre</i>	1	250	250
Entrance hall	with a bar/café	1	50	50
Changing room	for theater or sport events	2	25	50
Toilets/Shower	segregated by gender	2	25	50
Storage		1	25	25
Technical room		1	25	25

<b>Swimming pool</b>		<b>N</b>		<b>1300</b>
<b>Pool area</b>				<b>900</b>
Semi Olympic pool + margins	25x21m (8 lanes, each 2.5 m wide)	1	600	600
Shower/Restroom/changing room	segregated by gender	1	200	200
Stands		1	100	100
<b>Administrative and common area</b>				<b>175</b>
Entrance hall		1	25	25
Administration		1	75	75
Café		1	50	50
Infirmary		1	25	25
<b>Operation and logistics</b>				<b>225</b>
Storage		1	75	75
Technical room		1	150	150

TEMPORARY STRUCTURE FOR THE VILLAGE OF ATHLETES				
		Units	Sqm / Unit	Total sqm
<b>Catering services</b>				
Casual dining areas (outdoor)	2 or 3 outdoor points to allow 50% of athletes to eat at the sametime	T		<b>1060</b>
Casual dining areas (outdoor)	10% of athletes and staff - 1sqm/seat	T	2	900
Secondary kitchen	per dining area ? Or only 1 ?	T	2	100
Distribution line		T	2	60
<b>Communication areas - Temporary structure</b>		<b>T</b>		<b>70</b>
Village Call Centre		T	1	25
Internet Centre		T	1	25
Post Office		T	1	20
<b>Operational Zone - Temporary structure</b>		<b>T</b>		
Welcome Centre	At the main entrance	T	1	30
Transport Mall	Shuttle station	T	1	0
Facility Services Centre	Logistic storage and offices	T	1	50
Delgations parking	At the main entrance	T	1	0
<b>Athletes village plaza</b>		<b>T</b>		<b>100</b>
MG Merchandise Store	N/A	T	1	25
Photo Store	N/A	T	1	25
Hair Salon	N/A	T	1	50
Florist	N/A	T	1	50
Dry Cleaning	N/A	T	1	50

## **Annex 2 – Detailed Work Costs Estimation**

**MG PRISHTINA 2030**  
**Technical diagnosis and Architectural programming**  
**Annex 2 - Global cost estimation of works and furnitures**  
*May 2025*

		unit	price/m2	Estimated cost
<b>STUDENT CENTER / ATHLETES' VILLAGE</b>				
<b>Residencies</b>				<b>23 341 050 €</b>
<b>Retrofitting of dorms</b>				<b>7 781 250 €</b>
Dorms #1 to #5	R	19300	300,00 €	5 790 000 €
Dorm #6 to #8	R	13275	150,00 €	1 991 250 €
<b>Construction of new dorms</b>				<b>14 400 000 €</b>
Construction of 3 new residencies of 8 levels	N	18000	800,00 €	14 400 000 €
<b>Furnitures</b>				<b>1 159 800 €</b>
Bedroom furnitures	F	674	1 500,00 €	1 011 000 €
Common spaces and staff area (3% of construction costs)	F	3000	3%	72 000 €
Logistics and technical areas (8% of construction costs)	F	1200	8%	76 800 €
<b>"Intra-muros" services</b>				<b>9 399 360 €</b>
<b>Construction of new buildings</b>				<b>1 212 000 €</b>
Student central library	N	315	800,00 €	252 000 €
Multi-purpose hall	N	450	800,00 €	360 000 €
Cafeteria	N	160	800,00 €	128 000 €
Commercial areas (Kiosks, cafés, shops)	N	330	800,00 €	264 000 €
Meeting rooms for rent	N	260	800,00 €	208 000 €
<b>Furnitures</b>				<b>77 360 €</b>
Student Central Library	F		8%	20 160 €
Multi-purpose hall	F		8%	28 800 €
Cafeteria	F		3%	3 840 €
Commercial areas (Kiosks, cafés, shops)	F		3%	7 920 €
Meeting rooms for rent	F		8%	16 640 €
<b>Landscape and outdoor areas</b>				<b>8 110 000 €</b>
Landscaped area	O	30000	200,00 €	6 000 000 €
Pathways and plaza	O	10000	200,00 €	2 000 000 €
Sportfields	O	550	200,00 €	110 000 €
<b>"Extra-muros" services</b>				<b>3 682 740 €</b>
<b>Restaurant</b>				<b>950 000 €</b>
Change of function	R	1000	200,00 €	200 000 €
Retrofitting of the building	R	2500	300,00 €	750 000 €
<b>Construction of new buildings</b>				<b>1 386 500 €</b>
Démolition of 2 existing buildings	N	690	150,00 €	103 500 €
Administration building (2 levels)	N	410	800,00 €	328 000 €
Health Centre (2 levels)	N	955	1 000,00 €	955 000 €
<b>Furnitures</b>				<b>226 240 €</b>
Restaurant kitchen	F		8%	76 000 €
Restaurant seating area (including existing area)	F		3%	28 500 €
Administration building furniture	F		8%	26 240 €
Health centre equipment and furniture	F		10%	95 500 €
<b>Landscape and outdoor areas</b>				<b>1 120 000 €</b>
Landscaped area	O	2600	200,00 €	520 000 €
Pathways and parking	O	3000	200,00 €	600 000 €
<b>Public services</b>				<b>2 870 000 €</b>
<b>SportHall</b>				<b>1 440 000 €</b>
Retrofitting of the SportHall	R	4800	300,00 €	1 440 000 €
<b>Semi-Olympic swimming pool</b>				<b>1 430 000 €</b>
Construction of the Semi-Olympic Swimming Pool	N	1300	1 000,00 €	1 300 000 €
Equipment and furniture of the pool	F		10%	130 000 €
<b>Temporary structures for the Village of Athletes</b>				<b>304 020 €</b>
Installation of removable structure	T	1410	150,00 €	211 500 €
Interior conversion of space	T	700	100,00 €	70 000 €
Equipment and furniture of temporary services for the Village of Athletes	F		8%	22 520 €
<b>TOTAL Works cost estimation</b>				<b>39 597 170 €</b>

N New construction  
R Renovation  
T Temporary construction  
O Outdoor landscaping  
F Furnishment

Value date May 2025



## Annex 4 - Summary of renovation needs per building

	D1	D2	D3	D4	D5	D6	D7	D8	Restaurant	Sporthall
<b>General</b>										
Installation of an elevator	X	X	X	X	X	X	X	X	X	-
Installation of ramp for disable person to access the building	X	X	X	X	X	-	-	-	-	-
Replacement of suspended ceiling in all bathrooms	X	X	-	X	-	-	-	-	-	-
Replacement of flooring (removing linoleum and installing vinyl since the origin and quality of existing linoleum is not known)	X	X	X	X	X	-	-	-	-	-
Installation of fire alarm system	X	X	X	X	X	-	-	-	X	-
Install Fire exit stairs	-	-	-	-	-	-	-	-	X	
<b>Electricity</b>										
Detail assessment of the electrical installations	X	X	X	X	X	-	-	-	X	X
Replacement of the plugs and switches	X	X	X	X	X	-	-	-	-	-
Replacement of lights in the rooms.	X	X	X	X	X	-	-	-	-	-
<b>Energy and Thermal confort</b>										
Application of the thermal insulation on the ground floor slab	X	X	X	X	X	X	X	X	-	-
Application of the thermal insulation on the roof	-	-	-	-	X	-	-	-	-	X
Replacement of the diesel boiler for heating sanitary water	-	X	-	X	-	-	-	-	-	-
Installation of solar panels on the roof of the facility to meet the energy needs of the building.	-	-	-	-	-	-	-	-	X	X
Replacement of the radiators for more engaged efficiency which would result in more efficient heating energy	X	X	X	X	X	-	-	-	X	X
Detailed enery efficiency assessment and audit	-	-	-	-	-	-	-	-	X	X
<b>Structure and seismic assessment</b>										
Conducting a structural assessment to evaluate the building's seismic performance under the design earthquake, in accordance with current design codes.	X	X	X	X	X	X	X	-	X	-
Assessment of the floor slab above the basement and potentially design for strengthening.	X	X	-	X	-	-	-	-	-	-
<b>Construction period</b>	1967	1967	1969	1967	1989	2007	2007	2014		
<b>Change of function of some rooms to reach standards</b>										
Number of rooms to be converted into sanitary blocks	6	6	-	6	12	-	-	-		
Number of rooms to be turned into common areas	5	5	-	5	-	-	-	-		
<b>Type of bathroom</b>										
Shared for 2 bedrooms	-	-	X	-	-	X	X	X		
Shared for each wing	X	X	-	X	X	-	-	-		



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